



51 Waveney Close, Wells-next-the-Sea
Guide Price £400,000

BELTON DUFFEY



51 WAVENEY CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HU

A 2 bedroom, 2 bathroom detached bungalow with driveway parking, garage and a south facing rear garden. No onward chain.

DESCRIPTION

51 Waveney Close is a detached bungalow situated on a popular cul de sac backing onto school playing fields just 1/2 mile from the town centre at Wells-next-the-Sea. There is accommodation comprising an L-shaped entrance hall, kitchen and sitting/dining room with 2 bedrooms, 1 of which has an en suite shower room, and a bathroom. The property also has the benefit of UPVC double glazed windows and doors, gas-fired central heating with solar panels installed and is being offered for sale with no onward chain.

Outside, 51 Waveney Close has driveway parking, an attached garage with a remote control roller shutter door, a low maintenance gravelled front garden and a south facing lawned garden to the rear.

SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.

ENTRANCE HALL

A partly glazed entrance door with obscured glass and a storm porch over leads from the driveway to the side of the property into the L-shaped entrance hall. Built-in airing cupboard housing the hot water cylinder, 2 further storage cupboards, radiator, loft hatch and doors to the principal rooms.

KITCHEN

3.58m x 2.36m (11' 9" x 7' 9")

A range of cream base and wall units with wood block worktops incorporating a twin bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including a double oven, gas hob with extractor over, fridge, freezer and slimline dishwasher. Space and plumbing for a washing machine, recessed ceiling lights, window and a partly glazed composite door leading outside to the side of the property.



SITTING/DINING ROOM

6.20m x 3.94m (20' 4" x 12' 11") at widest points.

A good sized sitting/dining room with double aspect windows to the side and overlooking the rear garden with fitted plantation shutters, radiator and wall lights.

BEDROOM 1

3.53m x 2.78m (11' 7" x 9' 1")

Walk-in wardrobe cupboard, radiator, double aspect windows to the front and side and a door leading into:

EN SUITE SHOWER ROOM

2.70m x 2.48m (8' 10" x 8' 2") at widest points.

L-shaped shower room with a white suite comprising a shower cubicle, pedestal wash basin and WC. Tiled splashbacks, radiator, extractor fan and a window to the side with obscured glass.

BEDROOM 2

3.32m x 2.59m (10' 11" x 8' 6")

Radiator and double aspect windows to the front and side.

BATHROOM

1.89m x 1.77m (6' 2" x 5' 10")

A white suite comprising a panelled bath with a shower over over and glass shower screen, vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled splashbacks, radiator, wall heater and a window to the side with obscured glass.

OUTSIDE

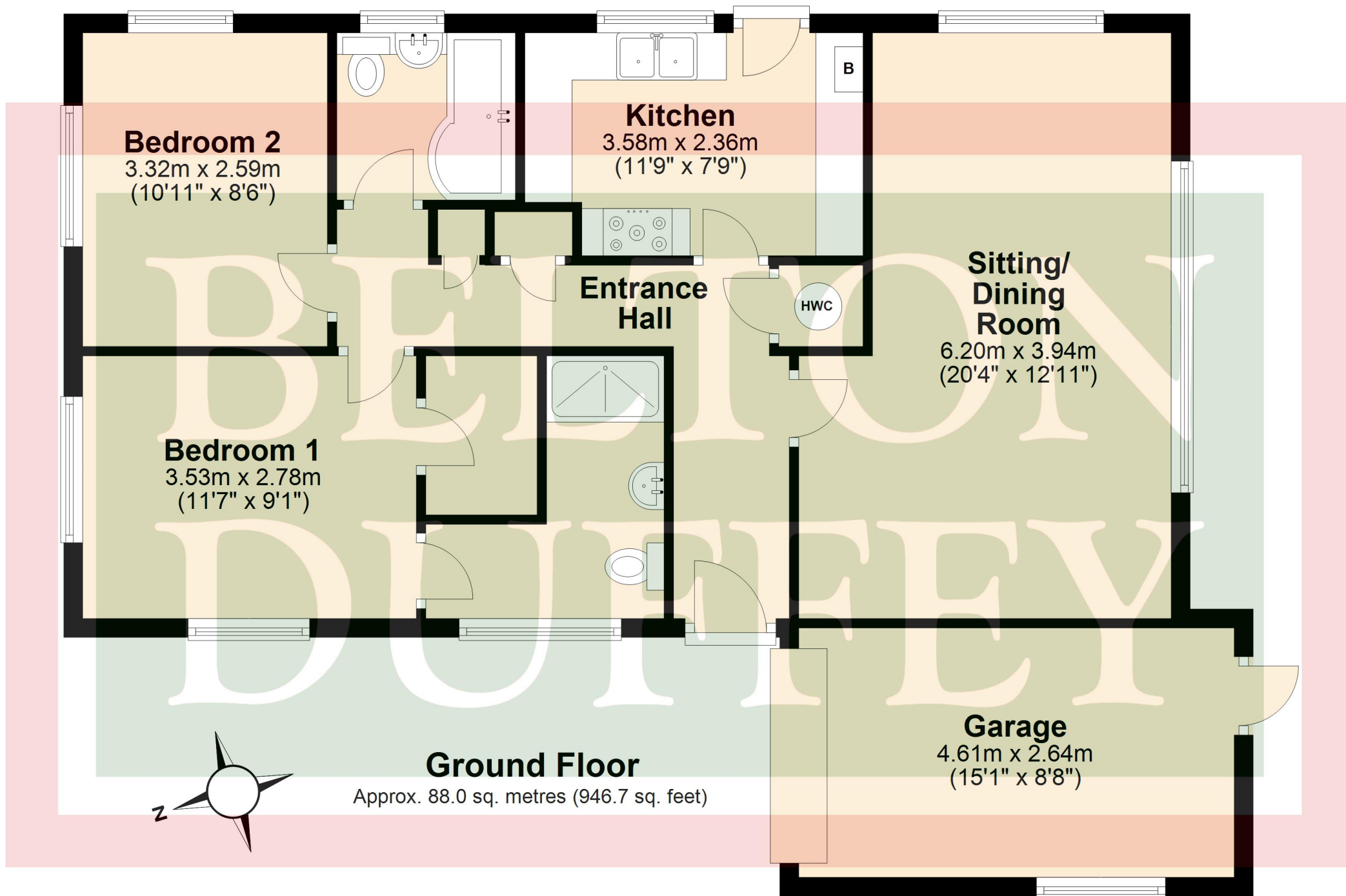
51 Waveney Close is set back from the road behind a driveway providing parking for up to 2 cars and leading to the attached garage and entrance door and a storm porch over. There is a low maintenance gravelled garden to the side (which could also provide additional parking if required) with a shrub bed and space for planters etc.

A tall timber pedestrian gate opens onto a concrete pathway to the side of the property where there is space for refuse bin storage and access to the kitchen door. The rear garden beyond is south facing and comprises a lawn, small paved terrace, gravelled pathway, mature shrub beds, fenced boundaries and access to the rear of the garage.

GARAGE

4.61m x 2.64m (15' 1" x 8' 8")

Electric remote control roller shutter door to the front, power and light, window to the side and a partly glazed UPVC door to the property's rear garden.



Total area: approx. 88.0 sq. metres (946.7 sq. feet)

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street. At the end, turn left into Station Road then immediately right down High Street. At the bottom, turn right into Burnt Street. Take the first left into Market Lane then first left into Waveney Close. Follow the road round to the right at the fork where you will see the property a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity with solar panels installed. Gas-fired central heating. EPC Rating Band C.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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