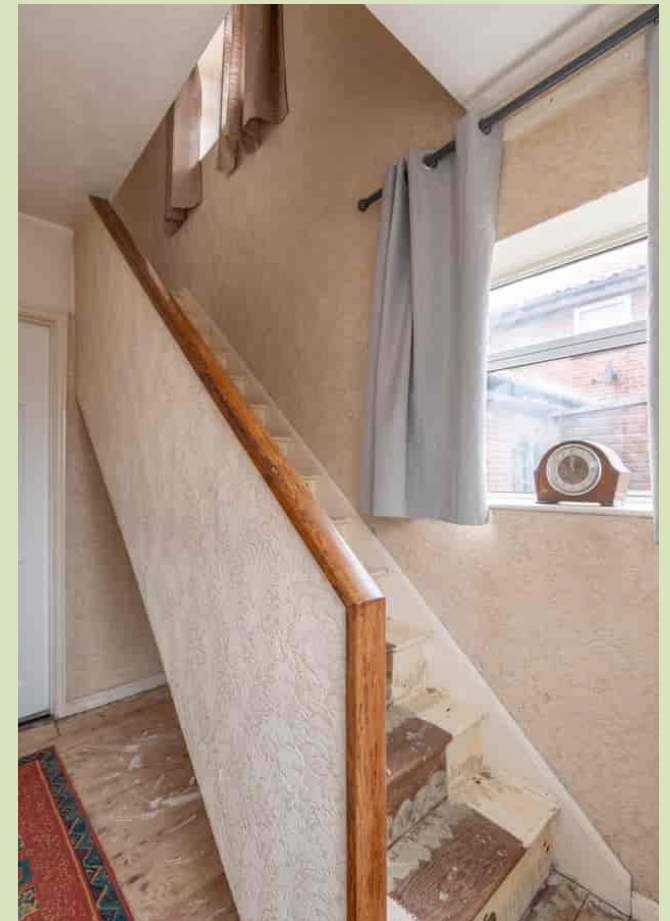




**58 Northfield Crescent, Wells-next-the-Sea**  
**Fixed Price £225,000**

**BELTON DUFFEY**





## **58 NORTHFIELD CRESCENT, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LP**

A semi detached ex-local authority house with 2 bedroom accommodation, driveway parking, outbuilding and south facing rear garden. No onward chain.

### **DESCRIPTION**

58 Northfield Crescent is a semi detached, ex-local authority home located in a sought after residential area within easy walking distance of the town centre in Wells-next-the-Sea. It is also ideally positioned for access to scenic walks along the North Norfolk Coastal Path and East Quay.

The property offers well proportioned accommodation comprising an entrance hall, kitchen and a spacious open plan sitting/dining room. Upstairs, the landing leads to 2 generous double bedrooms and a family bathroom. To the side of the house, a covered passageway provides access to a cloakroom and a versatile outbuilding, ideal for storage or potential workshop use. Additional features include majority double glazed windows and doors, exposed pine floorboards and gas-fired central heating to radiators.

Outside, the property benefits from driveway parking for multiple vehicles at the front, while the south facing rear garden has been attractively landscaped to offer a private and sunny outdoor space.

The property is being offered for sale with no onward chain but please note that there is a restrictive Covenant which states that it may only be sold to a purchaser who has been resident in or worked in Norfolk for the 3 years prior to purchase.

### **SITUATION**

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.





## **ENTRANCE HALL**

2.77m x 1.81m (9' 1" x 5' 11")

A partly glazed UPVC door leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Radiator, exposed pine floorboards, coat hooks, window to the side and doors to the kitchen and sitting/dining room.

## **KITCHEN**

3.23m x 2.88m (10' 7" x 9' 5") at widest points.

A range of fitted base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Cooker space, space and plumbing for a washing machine, recess for a fridge freezer.

Radiator, vinyl flooring, window overlooking the rear garden and a glazed door to the side passageway. Door leading into:

## **SITTING/DINING ROOM**

6.10m x 3.34m (20' 0" x 10' 11") at widest points.

A comfortable good sized double aspect sitting/dining room with a window to the front and UPVC French doors overlooking the rear garden and leading outside onto a paved terrace.

Boarded up fireplace with a stone hearth, radiator, exposed pine floorboards and a glazed door to the entrance hall.

## **SIDE PASSAGEWAY**

2.78m x 1.07m (9' 1" x 3' 6")

Glazed doors giving access to the front and rear of the property, connecting door to the kitchen and a folding door leading into:

## **CLOAKROOM**

1.38m x 1.08m (4' 6" x 3' 7")

WC and a window to the rear.

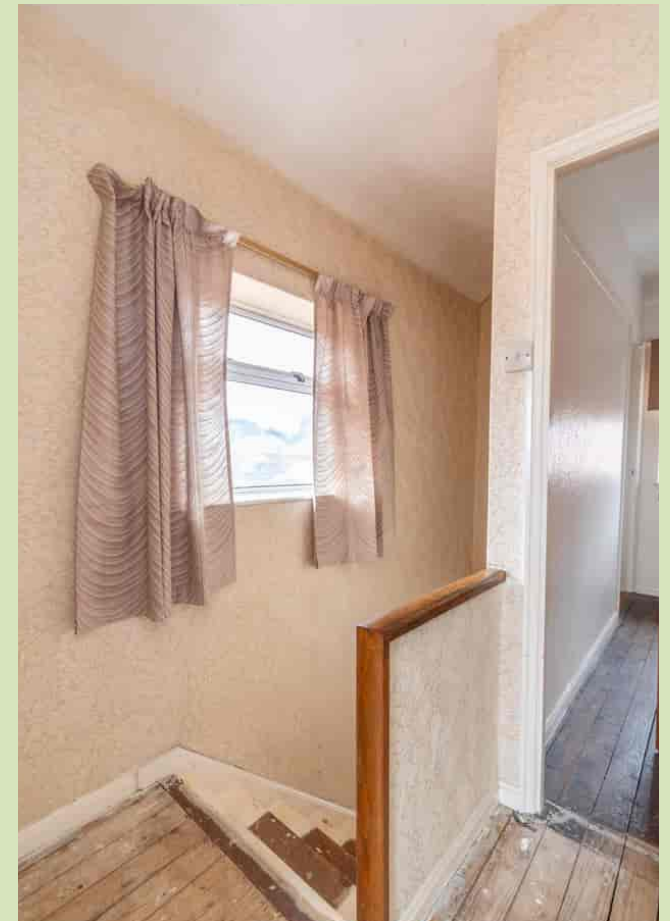
## **FIRST FLOOR LANDING**

Built-in airing cupboard housing the hot water cylinder, radiator, exposed pine floorboards, loft hatch and doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

4.42m x 2.85m (14' 6" x 9' 4")

Radiator, exposed pine floorboards, storage recess and 2 windows to the front of the property.





## **BEDROOM 2**

3.19m x 2.81m (10' 6" x 9' 3")

Airing cupboard housing the gas-fired boiler, radiator and a window overlooking the rear garden with countryside views beyond.

## **BATHROOM**

1.83m x 1.67m (6' 0" x 5' 6")

A white suite comprising a panelled bath with an electric shower over, pedestal wash basin and WC. Radiator, vinyl flooring and an obscured glass window to the rear.

## **OUTSIDE**

58 Northfield Crescent is set back from the road behind a picket fence with metal double gates to the side opening onto an extensive gravelled driveway providing parking for several vehicles and leading to the front door with a storm porch over. A further door leads to the side passageway with access to the rear garden.

The garden is south facing and has been attractively landscaped comprising an extensive paved terrace opening out from the sitting room French doors with 2 private lawned areas beyond divided by mature hedging. Tall fenced boundaries, shrub borders and a lovely old pear tree.

## **OUTBUILDING**

2.86m x 2.64m (9' 5" x 8' 8") at widest points.

Useful L-shaped outbuilding with doors to the front and rear of the property.

## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street and continue to the end. At the T-junction, turn left into Station Road, pass the Post Office and turn left into Standard Road.

Take the first right into Northfield Lane and right again into Northfield Avenue, opposite Jolly Sailor Yard. Turn left at the end into Northfield Crescent where you will see number 58 approximately 120 yards further up on the right, as indicated by the Belton Duffey 'For Sale' board.





## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

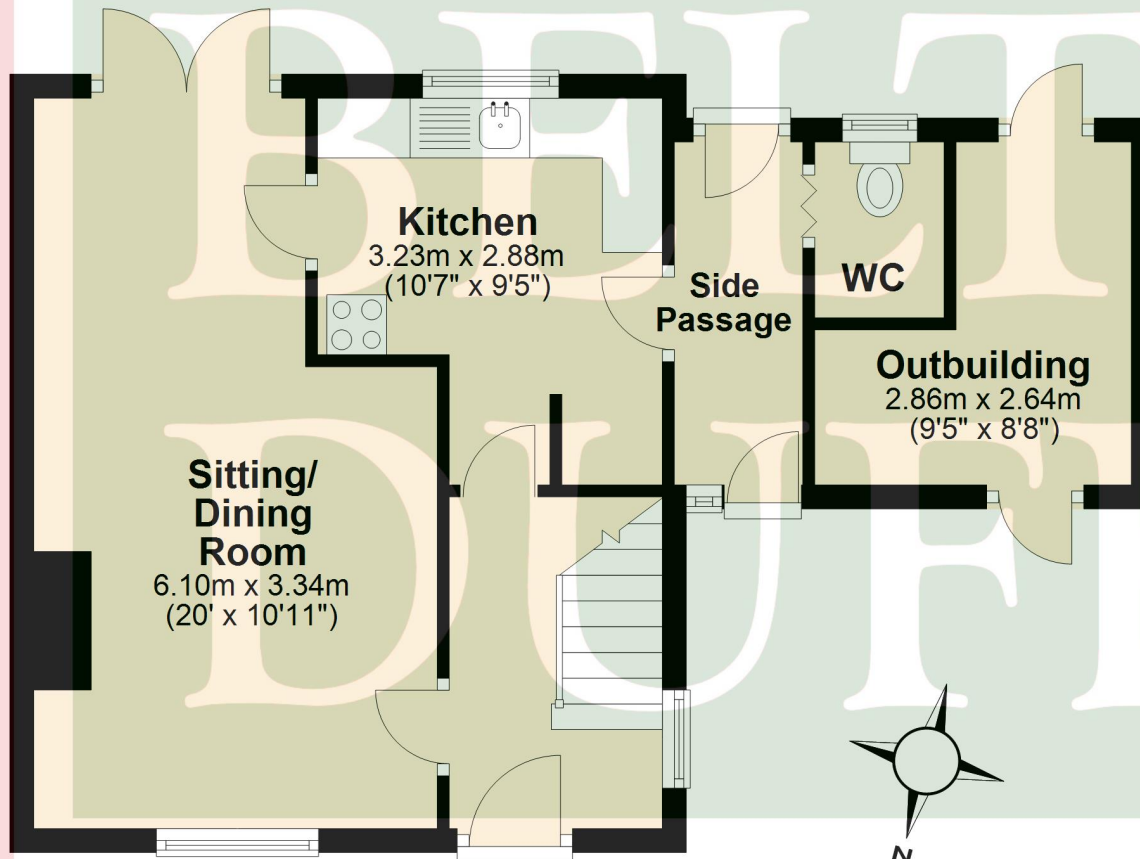
Strictly by appointment with the agent.





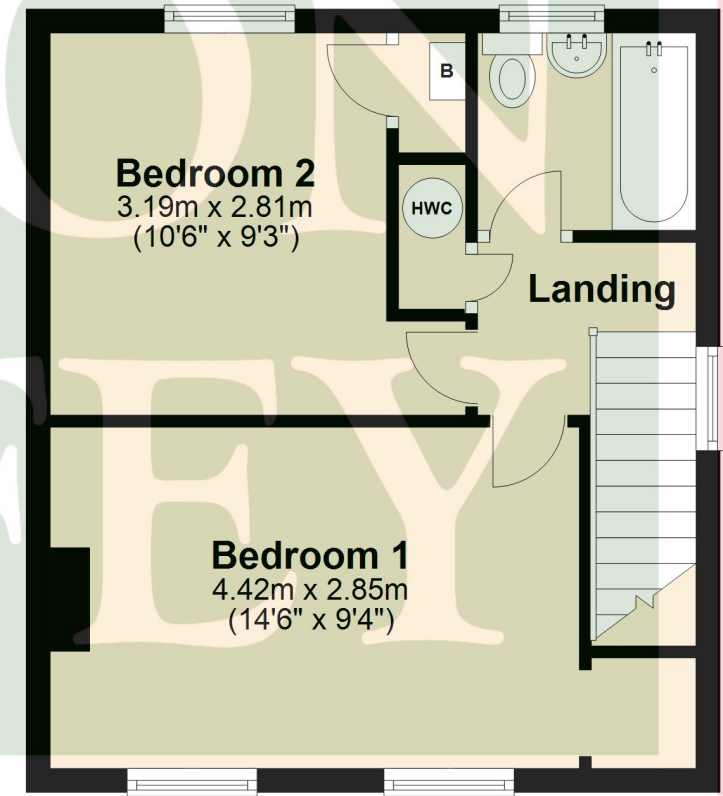
## Ground Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



Total area: approx. 76.1 sq. metres (819.3 sq. feet)



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