



5 Bluebell Gardens, Wells-next-the-Sea

Guide Price £215,000



5 Bluebell Gardens

Wells-next-the-Sea,
Norfolk, NR23 1JJ



A modern 2 bedroom end of terrace house with garden and parking in quiet cul-de-sac close to the town centre. No onward chain.

DESCRIPTION

Quietly tucked away at the head of a cul-de-sac close to Wells-next-the-Sea retail amenities, town centre and schooling, this modern end of terrace is offered for sale chain free and would benefit from some cosmetic attention but does offer spacious accommodation with double glazing and gas central heating.

The accommodation includes an entrance hall with large storage cupboard, cloakroom, kitchen, generous living room with direct garden access, two double bedrooms and bathroom.

Externally there is allocated parking and an enclosed rear garden with patio and side pedestrian access.

This property is to be sold with full vacant possession and no onward chain.

GROUND FLOOR

The property is approached from the parking area and there is a covered storm porch, external bin/meter cupboard and front door to the entrance hall, with another storage/broom cupboard. Off the hall is a cloakroom and the kitchen, which does require a little updating. To the rear is a large living room with direct access to the rear garden and a staircase rising to the first floor.



what3words: llconspired.response.sunset

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

The landing gives access to bedroom one at the rear, with large over stairs airing cupboard and aspect over the garden, bedroom two, at the front and bathroom with side window.

OUTSIDE

To the front of the property there is a parking area with allocated parking for number 5 and pathway to the front and side, with pedestrian garden access. To the rear there is an enclosed rear garden with patio area and the remainder requiring cultivation. There is a pedestrian gate and side alley access to the front.

SERVICES AND EPC RATING

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

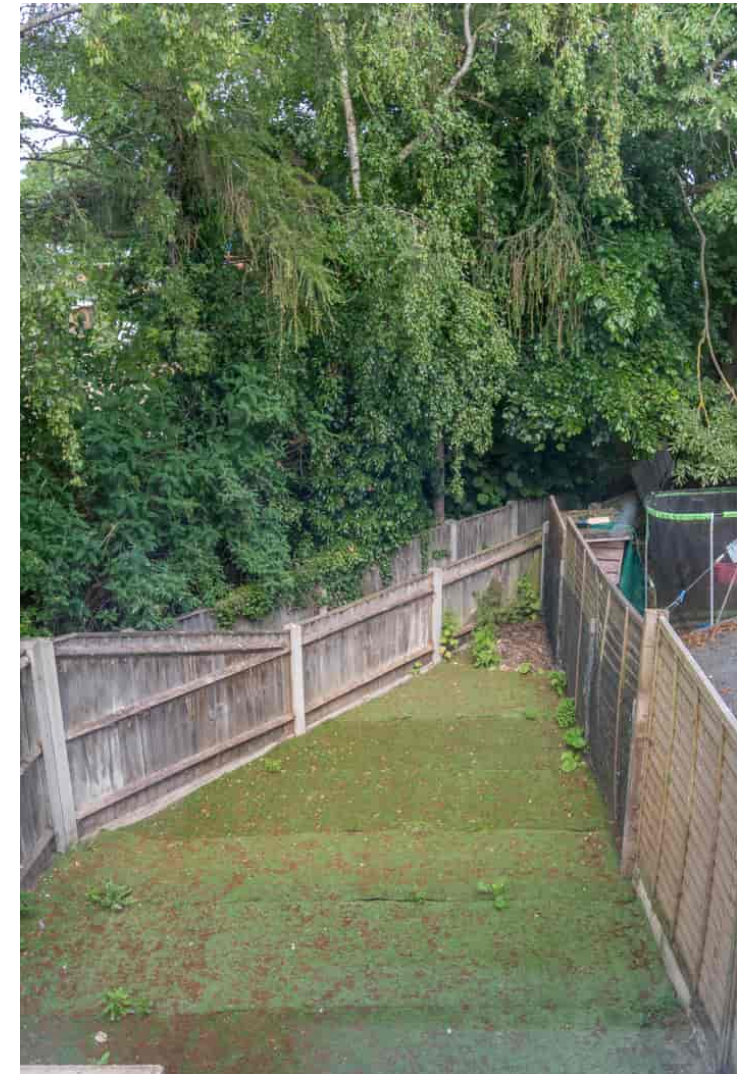
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN.
Council Tax Band B.

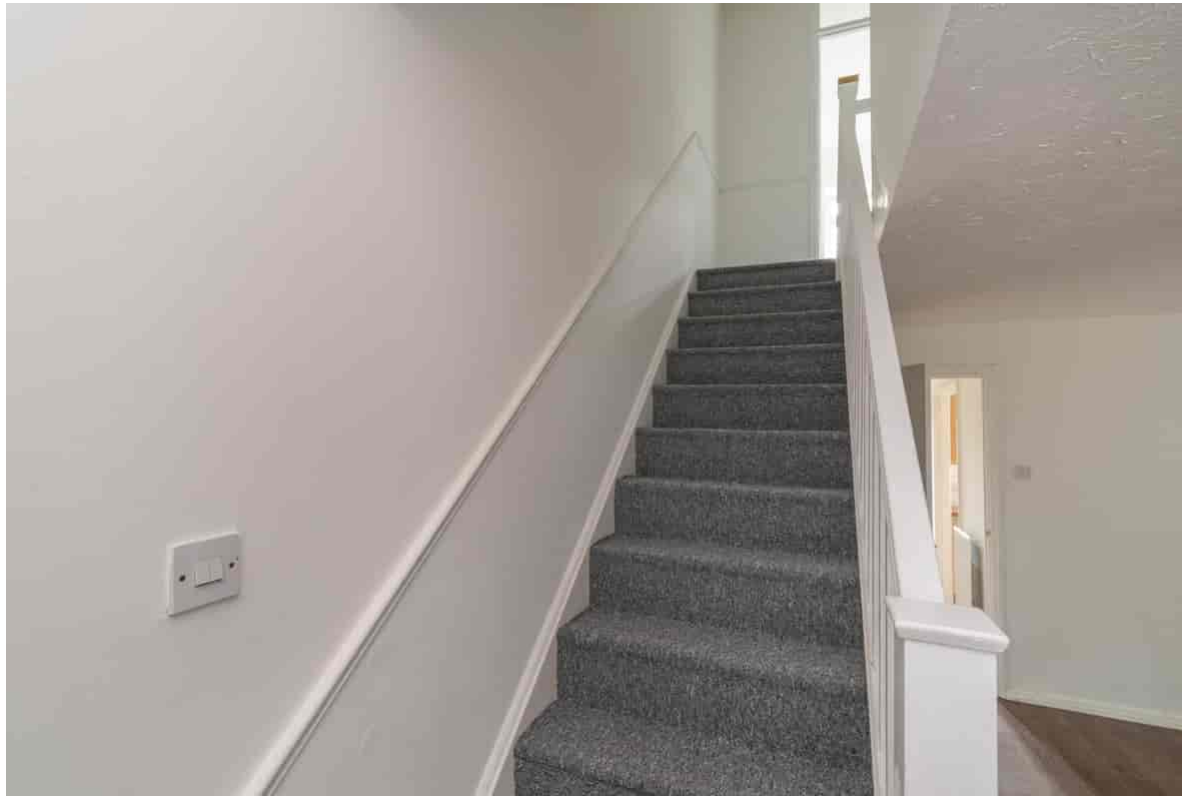
TENURE

This property is for sale Freehold.

5 Bluebell Gardens

Wells-next-the-Sea,
Norfolk, NR23 1JJ





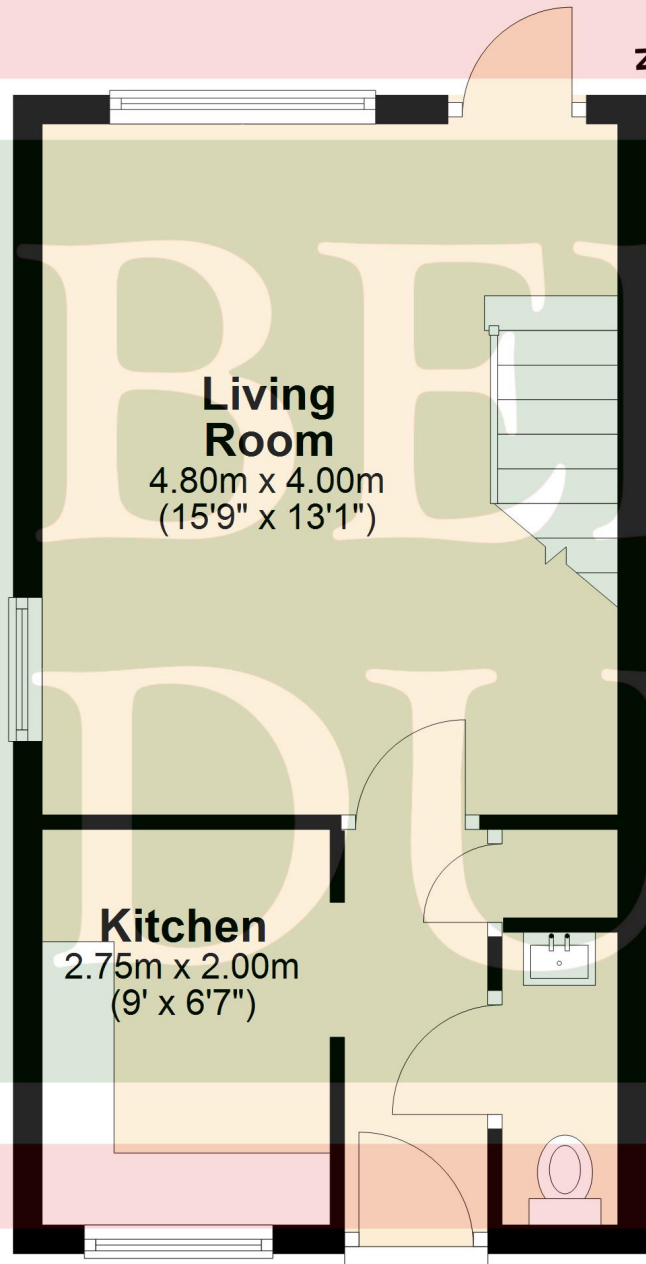
SITUATION

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.

Ground Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



Living Room

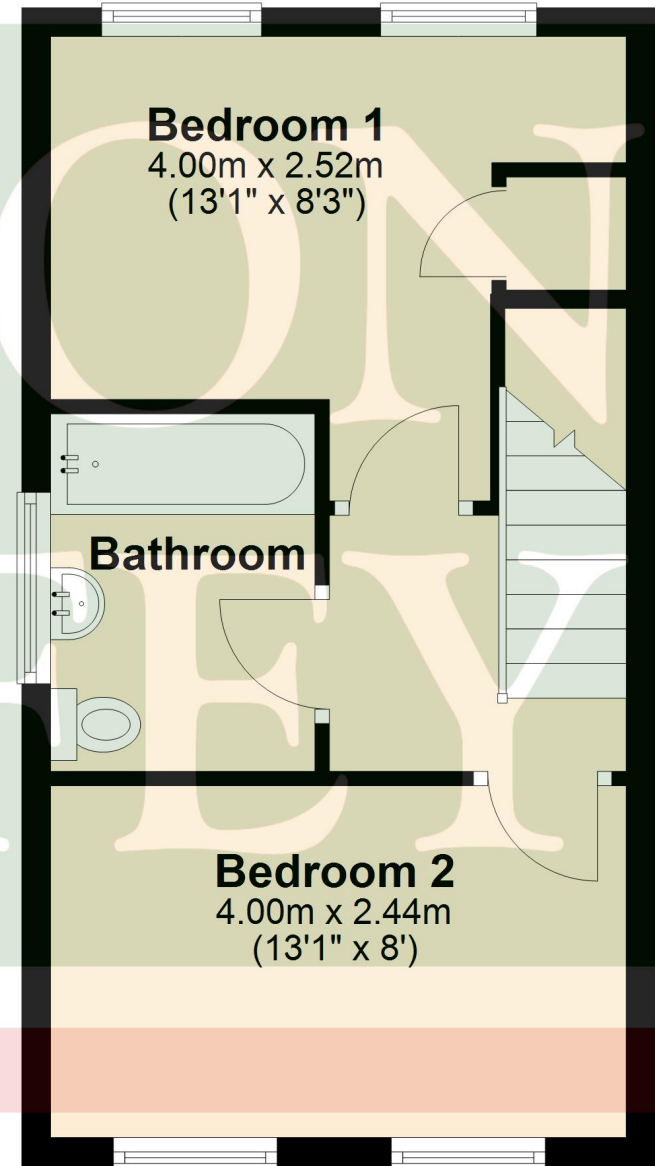
4.80m x 4.00m
(15'9" x 13'1")

Kitchen

2.75m x 2.00m
(9' x 6'7")

First Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



Bedroom 1

4.00m x 2.52m
(13'1" x 8'3")

Bathroom

Bedroom 2

4.00m x 2.44m
(13'1" x 8')

Total area: approx. 61.2 sq. metres (659.1 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





King's Lynn

T: 01553 770055

E: info@beltonduffey.com

Fakenham

T: 01328 855899

E: fakenham@beltonduffey.com

Wells-next-the-Sea

T: 01328 710666

E: wells@beltonduffey.com

beltonduffey.com