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Norfolk Property Agents

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34 High Street

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

Grade II Listed Building

£450,000

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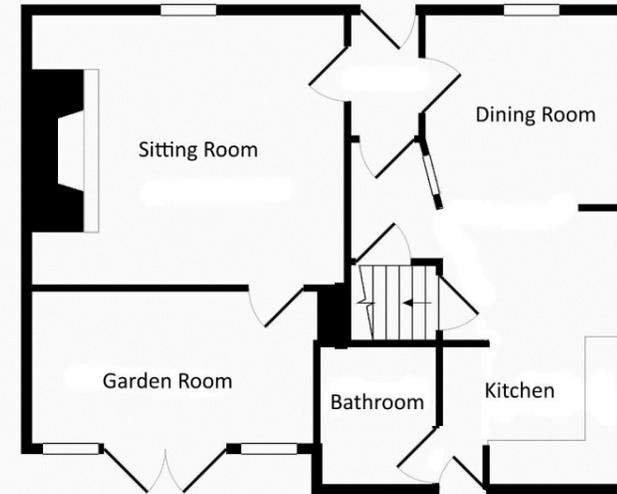


34 High Street

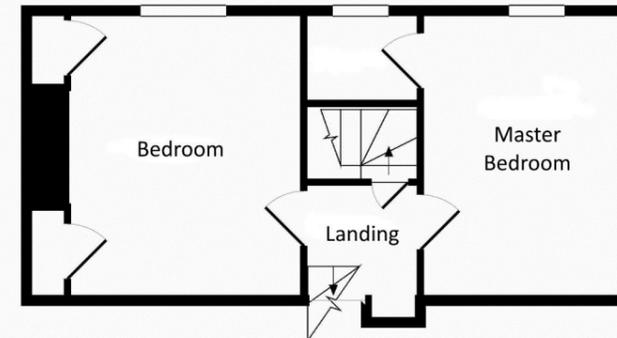
A substantial and elegant, three bedroom period residence, located in the heart of Wells-next-the-Sea. This fine character home offers spacious and versatile accommodation, arranged over three floors and retains many period features such as exposed beams, open fireplace and sash windows. The property is briefly comprised of a delightful dual aspect sitting room with feature open fireplace, a generous kitchen, dining room, garden room, three bedrooms one with en-suite WC and a family bathroom. To the rear of the property is a pretty enclosed courtyard garden mainly laid to sun terrace and shingle flanked by period brick and flint wall. There is also a small outside storage room. The property is situated in a desirable location within a short walk of the Quay and the vast array of facilities in the town.

Wells-next-the-Sea

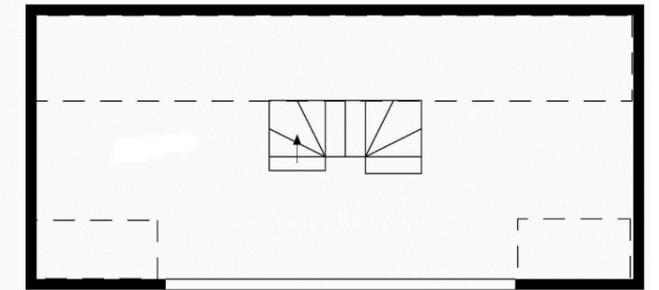
Wells-next-the-Sea is a small popular town set behind a small harbour on the beautiful North Norfolk Coast and was voted the second best seaside resort in Britain 2006 by Holiday Which magazine. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat. Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne and the beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by car or by using a miniature steam train from the harbour or enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Outside

To the rear of the property, accessed via a neighbouring property, is a pretty enclosed courtyard garden mainly laid to sun terrace and shingle flanked by a period brick and flint wall. There is also a small outside storage room with pantile roof.

Services

Mains water, drainage, electricity and gas.

Council Tax Rating

TBC

EPC Rating

EPC Exempt: Grade II Listed Building



Accommodation Comprises :-

Entrance Hall

5' 8" x 3' 5" (1.75m x 1.05m)

Ceiling light, panelled walls, carpet laid flooring, panelled doors to further accommodation.

Inner Hall

6'7" x 3'7" (2.00m x 1.10m)

Ceiling light, panelled wooden door to under stair cupboard, multi-paned arched window looking in to the dining room, doorway through to the kitchen.

Sitting Room

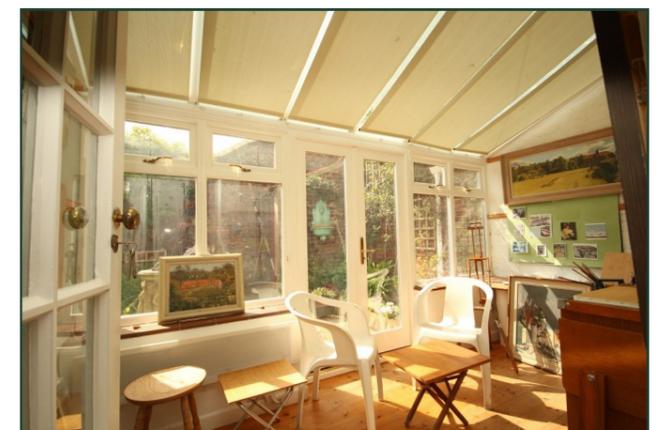
14' 7" x 12' 5" (4.45m x 3.80m max)

A delightful light room retaining many period features. a multi paned wood framed sash window to front aspect with low level panment tiled sill. Period arched recess to side with cupboard under. Two ceiling mounted corner spotlights. Feature Victorian style mantelpiece with cast iron fireplace (not currently in use) and exposed beam above. Beside the fireplace on each side are recesses with panment tiled floors, one houses the gas meter and shelving, the other shelving and wine rack. Wall mounted radiator, carpet laid flooring, door through to the...

Garden Room/Studio

12'6" x 6'11" (3.80m x 2.10m)

Wood framed double glazed construction to two sides set upon a dwarf wall with double doors leading to the rear courtyard garden. Double glazed roof with ceiling blinds, two wall mounted electric radiators, stripped wooden flooring.





Dining Room

8' 10" x 9' 8" Max (2.70m max x 2.95m)

Multi paned wood framed window to front aspect, exposed beamed ceiling with track spotlights, feature arched wood framed multi paned window looking into hallway. Wall mounted radiator, carpet laid flooring, archway leading to...

Kitchen

12' 5" x 9' 10" (3.80m x 3.02m)

A generous kitchen with multi paned wood framed sash window to rear garden. Ceiling mounted triple spotlight rose, ceiling mounted track run spotlight, beamed ceiling. Fitted kitchen with matching range of wall units, base units and drawers with complementary worktop surfaces and tiled splash-backs. Inset four-ring gas hob, integrated Siemens oven, inset 2.5 bowl sink with mixer tap, space and plumbing for washing machine, space for fridge, recess with shelving, space for dresser, wall mounted radiator, door to staircase rising to the first floor, laminate flooring.

Rear Hall

Door to courtyard garden, door to family bathroom, access to electric fuse box and meter.

Family Bathroom

5'9" x 7'2" (1.76m x 2.18m)

Opaque wood frame single glazed window to rear aspect, ceiling light. Three piece bathroom suite comprising a panelled bath with fully tiled surround, Mira electric shower over and shower curtain, bespoke built vanity unit with inset wash hand basin, low level WC, floor mounted boiler system, wall mounted electric chrome radiator, laminate laid flooring.

A curved period staircase leads from the kitchen up to the...

Landing

High level multi-paned window to the rear aspect, ceiling light, latched door to staircase rising to top bedroom, doors to further accommodation.

Master Bedroom

9'10" x 13'9" (2.99m x 4.20m)

Ceiling light, wood framed sash window to front aspect with wooden Victorian black out shutters, wall mounted radiator. Victorian style latch door to airing cupboard with shelving, wall mounted radiator, carpet laid flooring, doorway through to...



En-Suite WC

5'11" x 4'1" (1.20m x 1.24m)

Wood framed sash window to front aspect. Two piece suite comprising low level WC with maserater, wall mounted wash hand basin, period hooks, space for under stair storage, cork tiled flooring.

Bedroom Two

11'10" x 13'9" (3.60m x 4.20m)

A generous double bedroom with wood framed sash window to front aspect with Victorian wooden blackout shutters, ceiling light, wall mounted radiator, two built in corner cupboards one with shelving the other offering shelving and hanging space, carpet laid flooring.

Second Floor Bedroom Three/Studio

27'0" x 9'9" (8.23m x 2.66m)

Part restricted head height.

A delightful, bright bedroom/studio with a large window running almost the length of the room with wooden sill and offering rooftop views across Wells-next-the-Sea. Two ceiling mounted spot lights on runners, exposed beams to ceiling, two wall mounted radiators, open balustrade to staircase, stripped wood flooring.

