

# SOWERBYS

Norfolk Property Specialists



## 26 Ashburton Close

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

Guide Price £650,000



Viewing by appointment with our  
Wells-next-the-Sea Office 01328 711711 or [wells@sowerbys.com](mailto:wells@sowerbys.com)



## 26 ASHBURTON CLOSE

This delightful detached house is ideally located at the bottom of a cul-de-sac, boasting flexible accommodation over three floors. It should be viewed to fully appreciate its immaculate presentation, both inside and out. Just a short walk from the town and all of its amenities, it is currently used as a main residence, but could be used as a second home.

Step inside the front door and access both the contemporary kitchen/family room and the sitting room off the reception hall. The kitchen is well fitted with wall, base and drawer units. The integrated appliances include the stainless steel range cooker, with its canopy extractor. The separate utility room is also fitted with wall and base units and includes a useful built in storage cupboard.

The beautifully light, triple aspect sitting room with its double doors leads to the stunning, landscaped rear garden.

The principal bedroom and second bedroom are located on the first floor and both benefit from en-suite bathrooms. The second floor boasts two further bedrooms that are served by the family shower room.

The outside space is an absolute triumph. The gardens have been beautifully landscaped, to provide well stocked, mature beds, borders and raised borders, that include vegetables as well as a riot of plants, all of which combine seasonal planting, including alliums, agapanthus, ferns, anemones, wisteria and clematis, to name but a few. The circular patio with its pergola and climbing plants is just one place to sit, alongside a further paved patio closer to the house, all interwoven by the delightful paved pathways and lawned area.

The double garage sits to the side of the house and provides off road parking space to its frontage.



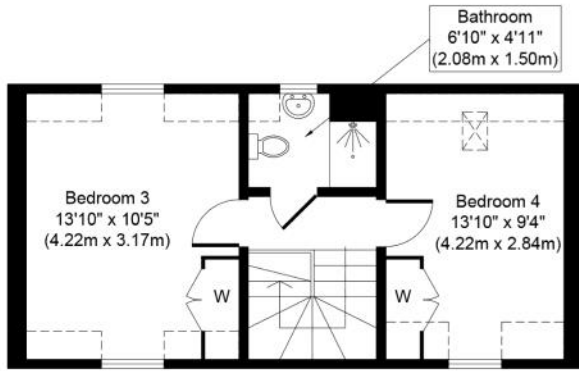
## KEY FEATURES

- Spacious Detached Home
- Immaculately Presented Both Inside and Out
- Three Storeys
- Four Bedrooms
- Two En-Suites
- Separate Utility Room
- Flexible Accommodation
- Beautifully Landscaped Gardens
- Double Garage and Off Road Parking
- Excellent Cul-de-Sac Location, Close to Town Centre



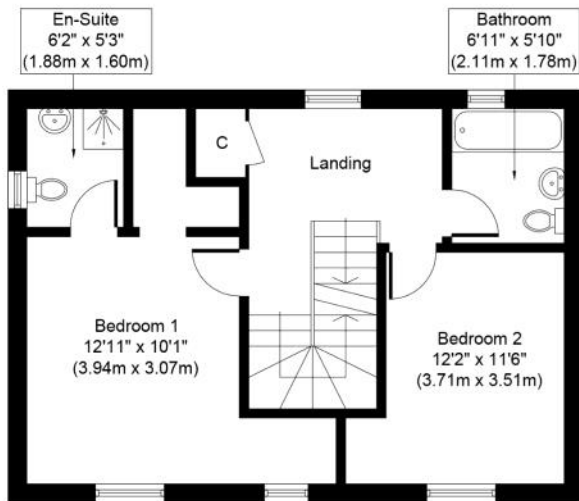




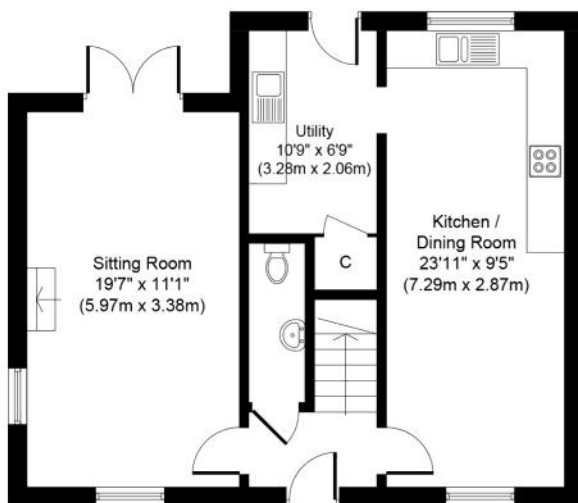


**Second Floor**  
**Approximate Floor Area**  
**394 Sq. ft.**  
**(36.6 Sq. m.)**

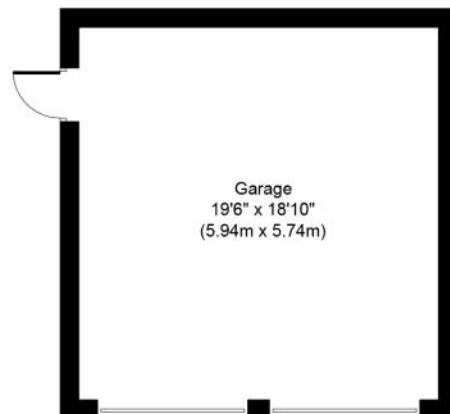
= Reduced headroom below 1.5m / 5'0"



**First Floor**  
**Approximate Floor Area**  
**555 Sq. ft.**  
**(51.6 Sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**626 Sq. ft.**  
**(58.2 Sq. m.)**



**Garage**  
**Approximate Floor Area**  
**368 Sq. ft.**  
**(34.2 Sq. m.)**

(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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 its beach was voted The Best British Beach of the Year 2016 by The Times. 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. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or by using a miniature steam train from the harbour, alternatively you could just 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.

## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

B. Ref:- 0447-3898-7113-9305-9311

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENT'S NOTE

Whilst the property can be used as a second home, there is a covenant that prevents it being used as a holiday let.

Viewing by appointment with our Wells-next-the-Sea Office:  
The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT  
**01328 711711 • wells@sowerbys.com**



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