



15a Wells Road

Walsingham, Norfolk

SOWERBYS



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15a Wells Road

Walsingham, Norfolk,
NR22 6DL

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Immaculately Presented, Detached House with a Garage
 Situated in an Elevated Position
 Modernised Kitchen and Beautifully Light Sitting Room
 Two Double Bedrooms and Modern Shower Room
 No Onward Chain
 Gardens to Front and Rear

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Travelling through the north Norfolk landscape, en-route to Wells-Next-The-Sea, this delightful home sits in an elevated position, back from the road.

The property is immaculately presented throughout. The modern kitchen is a contemporary space for entertaining, and the sunshine floods the dual aspect sitting room, with its wall-mounted wood effect fire and french style doors that lead to the rear garden.

Upstairs the two double bedrooms are served by the modernised shower room, all of which benefit from built-in storage.

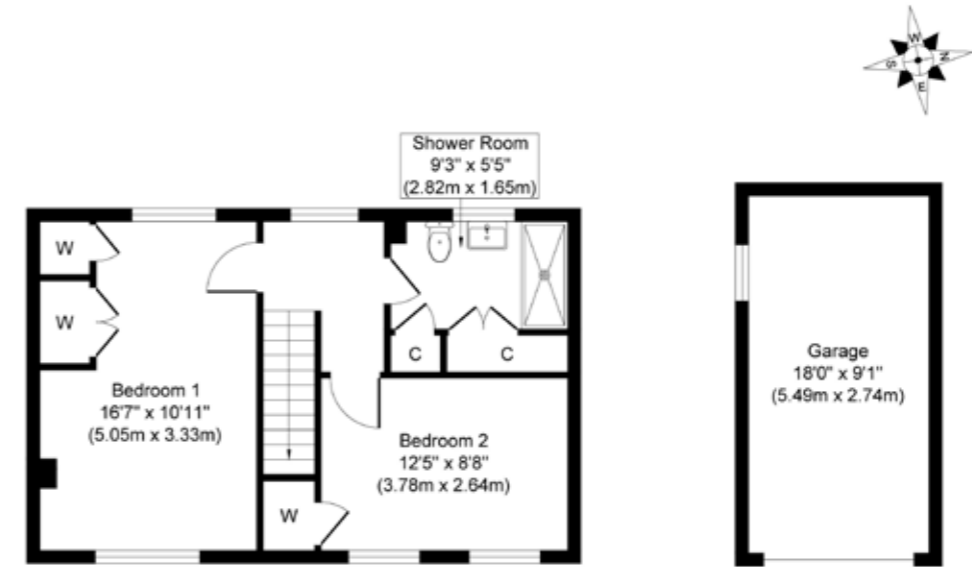
Outside, the walled front garden is bursting with colour, with a path leading to the front door.

The driveway to the side provides a single parking space to the front, and access to the rear of the property where there is further off road parking, a garage, and a garden.

Whilst a lot of this space has been hard-landscaped, providing shingled and patio areas, interspersed with mature trees, shrubs and flowering plants, it is open to interpretation.

With access to many local amenities, and situated just ten minutes away from the beautiful north Norfolk coast, this wonderful home would make for an idyllic main residence, or a perfect second home.

SOWERBYS WELLS-NEXT-THE-SEA OFFICE
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First Floor
Approximate Floor Area
441 sq. ft
(41.97 sq. m)

Garage
Approximate Floor Area
164 sq. ft
(15.23 sq. m)



Ground Floor
Approximate Floor Area
485 sq. ft
(45.05 sq. m)

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.

ALL THE REASONS

Walsingham

IN NORFOLK
IS THE PLACE TO CALL HOME



The pretty village of Walsingham attracts pilgrims, artists, birdwatchers and those seeking a slower pace of life.

The village has many fine period cottages, offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

Nearby is wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddle boarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-serviced with a primary and secondary schools, plus a GP surgery and library.



Note from Sowerbys



Field views.

“Relish in the beautiful field views to the front of 15a Wells Road.

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9348-1963-7299-4686-4924

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.

TENURE

Freehold.

LOCATION

What3words: ///topmost.elections.caged

AGENT'S NOTE

The driveway to the side is owned by the neighbouring property. It provides the owner of 15a Wells Road with a parking space to the front and vehicular access to the rear of the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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