



21 THE STORY OF  
**21 Ashburton Close**

*Wells-next-the-Sea Norfolk*

**SOWERBYS**

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THE STORY OF

# 21 Ashburton Close

Wells-next-the-Sea,  
NR23 1QG

Semi-Detached Townhouse

Sought-After Location

Open Plan Living Area

Downstairs Cloakroom

Two En-Suite Bedrooms

One Further Bedroom

Family Bathroom

Enclosed Rear Garden

Garage and Off Road Parking

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“A deceptively spacious home with open plan living.”

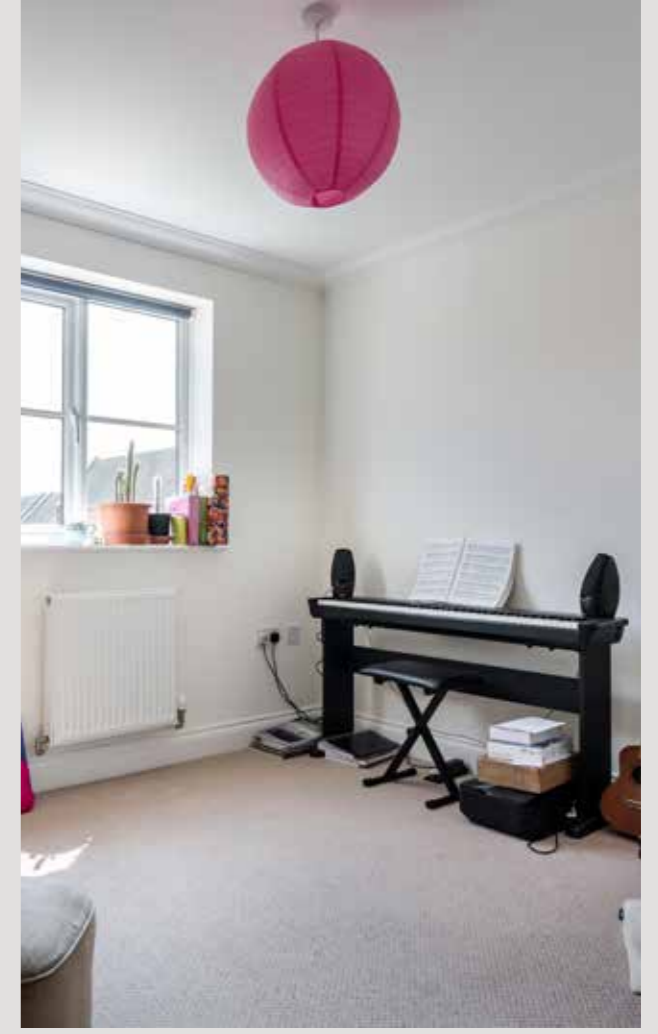
The property is located on the popular ‘Hopkins Homes’ site in the sought-after seaside town of Wells-next-the-Sea.

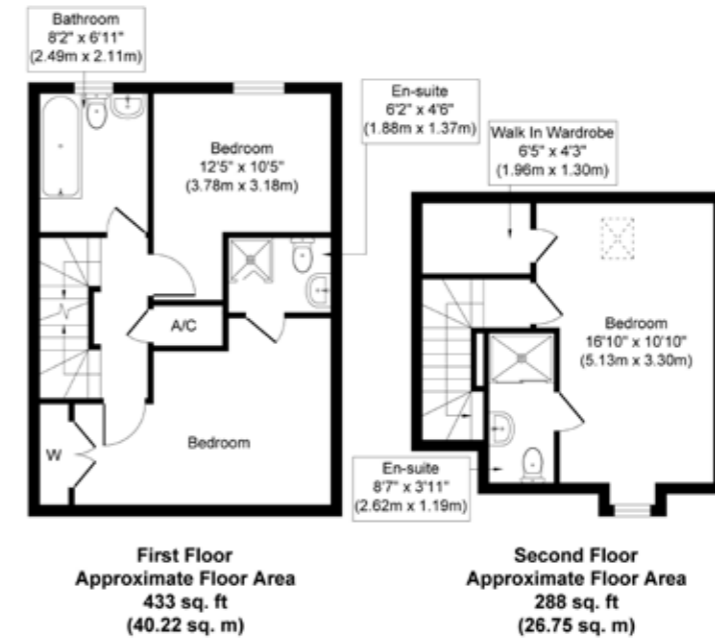
This modern style, three storey townhouse has much to offer with its open plan living accommodation, combining kitchen, dining and sitting room. This space is made even more sociable with the double doors that lead to the rear garden.

The property boasts three bedrooms, two of which are complemented by en-suite shower rooms, and the third one is served by the family bathroom.

The enclosed rear garden has been hard landscaped for ease of maintenance and raised borders have also been included. For those budding gardeners this is a space that could begin the next chapter in the property’s story.







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

# Wells-next-the-Sea

IN NORFOLK  
IS THE PLACE TO CALL HOME



Wonderful Wells!  
With its sandy beach  
and pretty can-  
dy-striped huts, it's  
easy to understand  
why this sleepy coast-

al town is a Mecca for day trippers and hol-  
iday 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 water-  
ways 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 paddleboarding session with  
Barefoot SUP.

The lanes behind the harbour and surround-  
ing 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-served  
with a primary and secondary schools, plus a  
GP surgery and library.

For a hit of culture, head to Wells Maltings,  
an elegant heritage and community centre  
just off the quay which houses a theatre,  
cinema, gallery and café-bar. While away an  
afternoon browsing the town's galleries –  
The Staithe Gallery, Gallery Plus and Quay  
Art – for some artwork to adorn your home.  
Discover gorgeous homewares at Nomad and  
the Bowerbird, relaxed country clothing at  
Christopher William Country and eco-friend-  
ly clothing and toys for little one at Ele and  
Me. Traditional butcher Arthur Howell is  
the place locals go to for high quality meat,  
and you might be lucky enough to bag some  
freshly caught fish straight off the boat,  
on the harbour wall. The Real Ale Shop at  
nearby Branthill Farm is a must for craft beer  
drinkers.

Alternatively treat yourself to a delicious meal  
at The Globe Inn or Crown Hotel overlooking  
the green, or push the proverbial boat out and  
head to Michelin-starred Morston Hall. For  
a simpler, yet equally quintessential Wells  
experience, share a box of fish and chips  
from French's on the harbour wall and watch  
the sun slowly set over the water. Imagining  
yourself here already? Let's find your dream  
coastal home...



*Note from the Vendor*



The green opposite Ashburton Close

“One of the things we love about it here is the  
local community within the town.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref:- 8325-7632-5649-6098-8902

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](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.

## AGENT'S NOTE

A restrictive covenant prevents this property from being used as a holiday let.

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.

# SOWERBYS



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