



THE STORY OF

26 Ashburton Close

Wells-Next-The-Sea, Norfolk

SOWERBYS



THE STORY OF

26 Ashburton Close

Wells-Next-The-Sea, Norfolk
NR23 1QG

Immaculately Presented Both Inside and Out

Three Storey Detached Townhouse

Four Bedrooms

Two Ensuites

Separate Utility Room

Flexible Accommodation

Beautifully Landscaped Gardens

Double Garage and Off Road Parking

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com





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 to the town and all of its amenities, it is currently used as a main residence, but could be used as a second home.

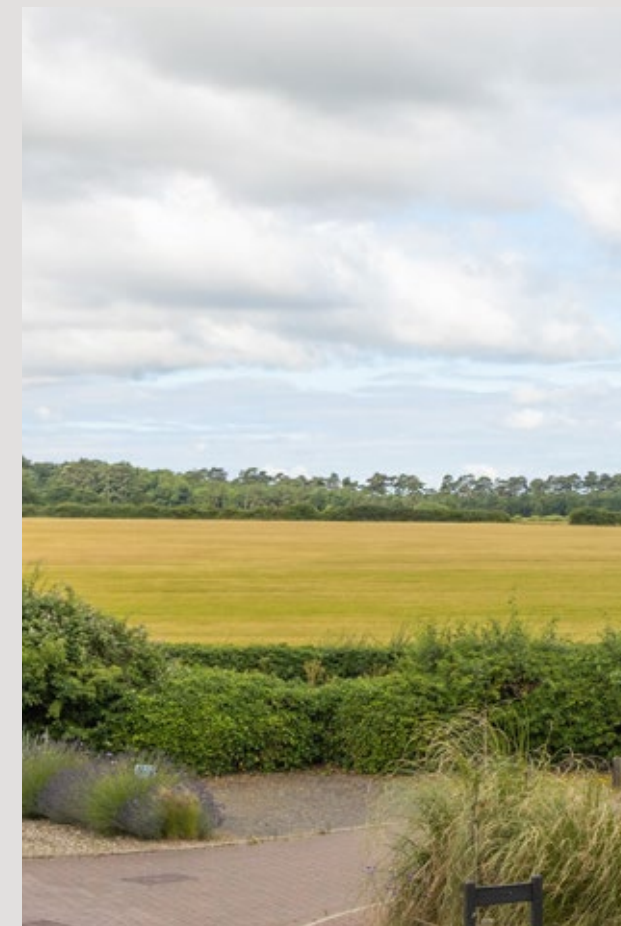
Step inside the front door and access both the contemporary kitchen/family room and the sitting room off the reception hall. The kitchen is well fitted with wall, base and drawer units. The integrated appliances include the stainless steel range cooker, with its canopy extractor. The separate utility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

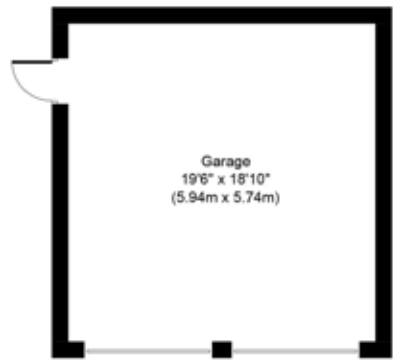
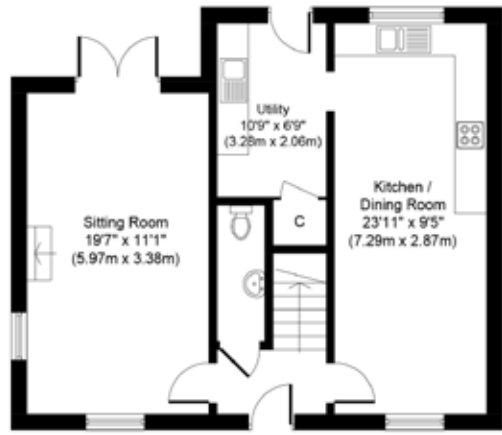
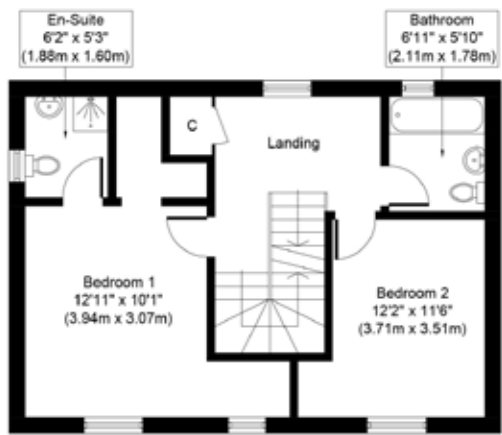
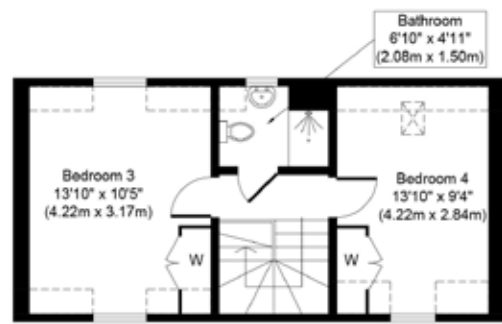
The beautifully light, triple-aspect sitting room with its double doors leads to the stunning rear, landscaped garden.

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.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

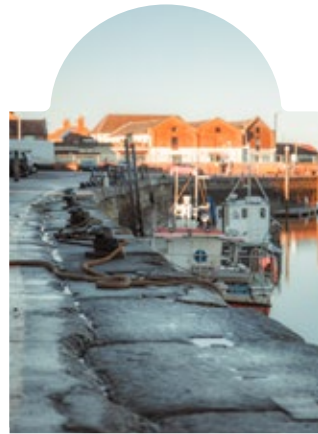
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



Note from Sowerbys



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



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.

TENURE

Freehold.

LOCATION

What3words: ///dispose.fidelity.headlight

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.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

