



## 19 Market Lane, WELLS-NEXT-THE-SEA. NR23 1HJ.

Offers sought in the region of  
**£525,000**  
Freehold.

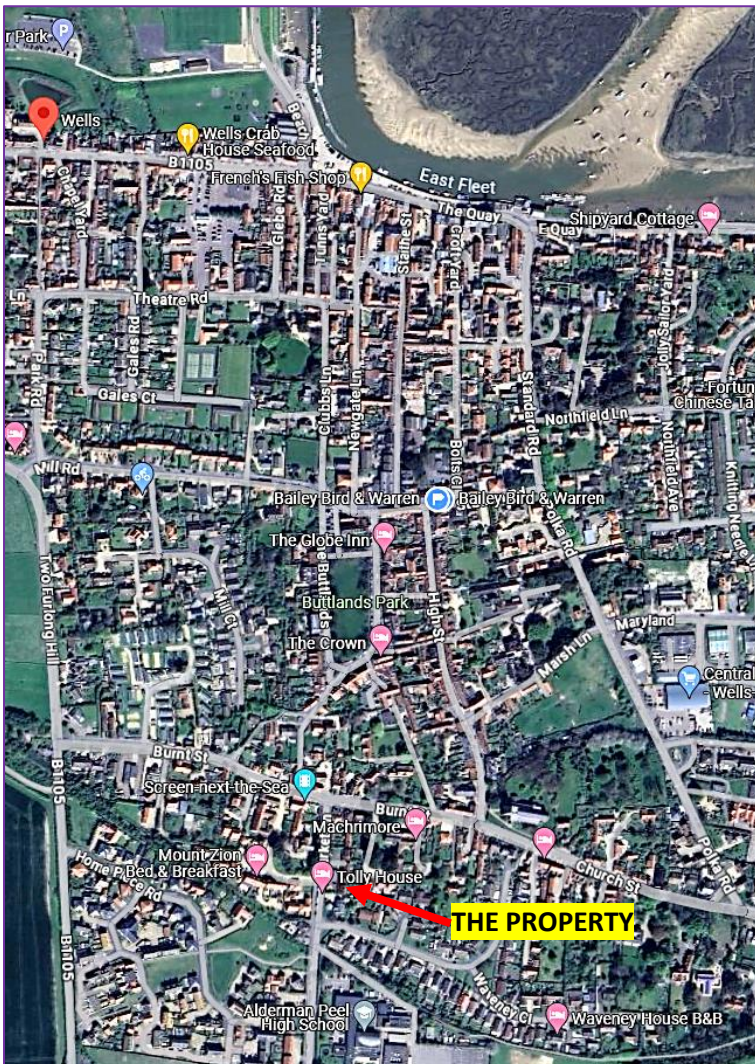
Spacious, link-detached modern House, with gas centrally heated and double glazed accommodation, comprising 2 reception rooms, conservatory, kitchen, 3 bedrooms and bathroom.

There is ample parking space, garage, and well enclosed, lawned gardens.

The property is located in a non-estate position, close to the High School, and within easy walking distance of the Town Centre amenities, The Buttlands and Quay.

EPC:TBA

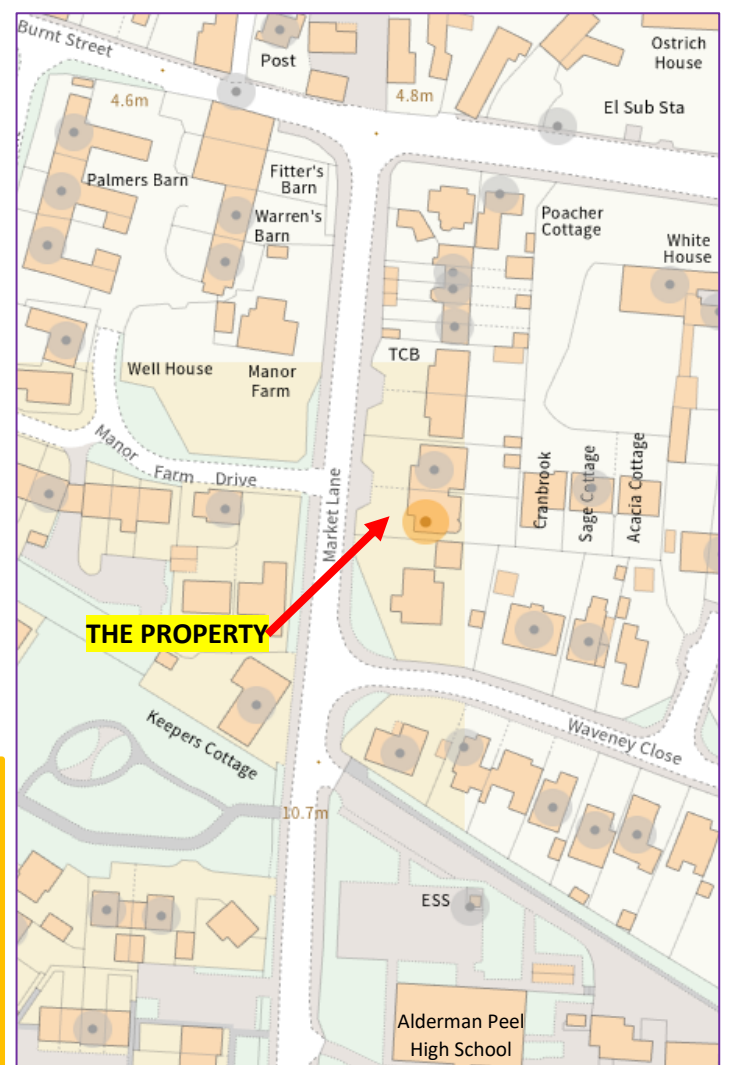
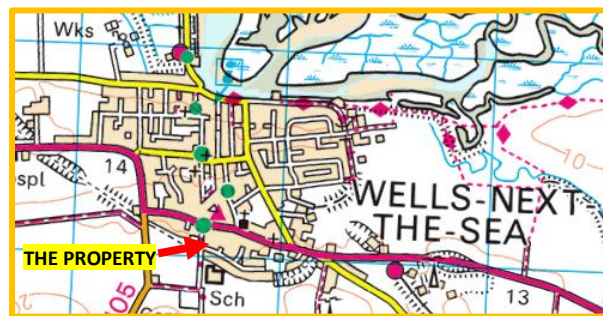
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



**Directions:** From St Nicholas' Church proceed Westward along Burnt Street, and turn left into Market Lane. The property is on the left, opposite the turning to Manor Farm Drive.

**Location:** Wells-next-the-Sea is an attractive Georgian Town and Port on the North Norfolk coastline, with a fine sandy beach, and creeks and marshes providing sheltered moorings, within an area designated as being of outstanding natural beauty, and ideal for bird watching. The Town has nursery, primary and secondary schools, doctor's surgery, 2 supermarkets, petrol station and a full range of diverse, independent shops. Further shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, (10 miles to the South), and the City of Norwich, with its international airport and direct rail link to London (Liverpool Street) is 35 miles distant.

**District Authority:** North Norfolk District Council, Cromer. Tel: 01263 513811. **Tax Band:** D



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

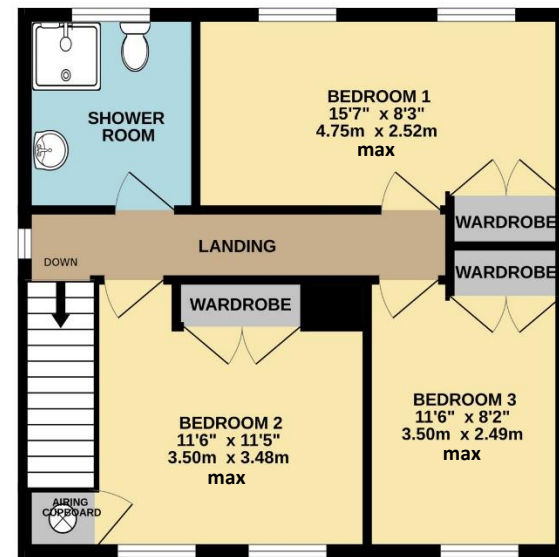
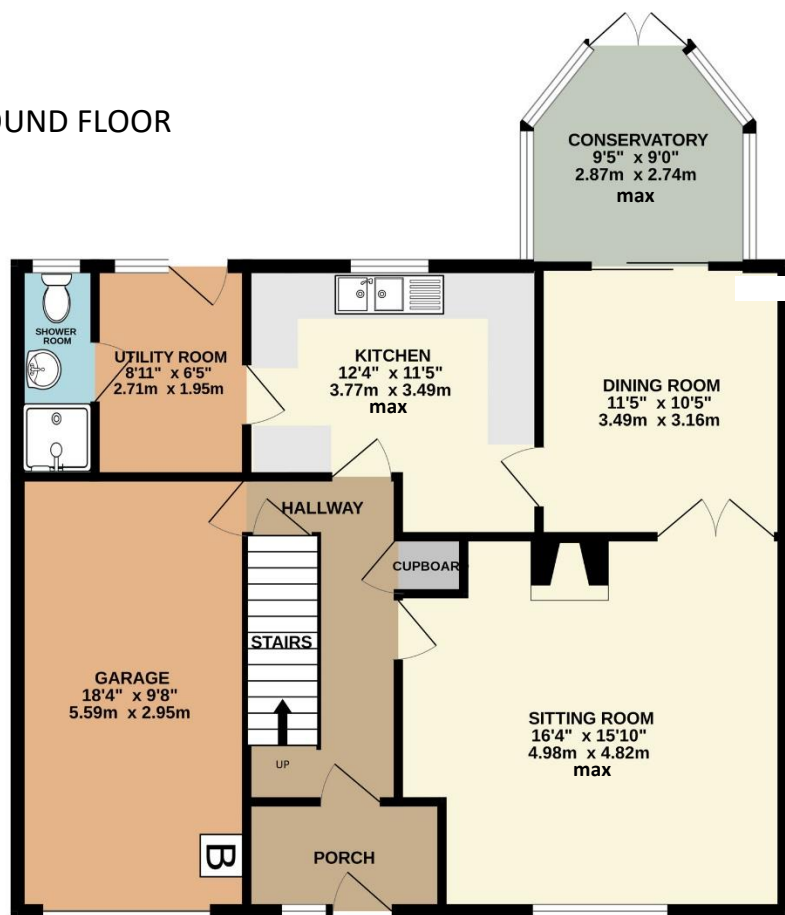
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They do not constitute part of an offer or contract.

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## GROUND FLOOR



## FIRST FLOOR



**Ground Floor:** Part double glazed front door to;

**Enclosed Entrance Porch:** Tiled floor. Timber panelled ceiling. Glazed door to;

**Entrance Hall:** Built-in coats cupboard with fitted shelf and hanging rail. Under-stairs cupboard. Wood block floor. Glazed door to;

**Sitting room:** 16'4" x 15'10", (5.0m x 4.8) max. Living flame gas fire, set in mock stone fireplace with tiled hearth, tiled mantle shelf, and matching shelf to side. Wood block floor. Centre light and 2 wall lights. Vertical window blinds. Twin glazed doors to;

**Dining room:** 11'5" x 10'5", (3.5m x 3.2m). Wood block floor. Dado rail. Twin double glazed sliding patio doors with vertical blinds to;

**Conservatory:** 9'5" x 9'0", (2.9m x 2.7m) max. Polycarbonate roof. Tiled floor. Wall light. Fitted roller blinds. Twin double glazed doors to rear garden.

**Kitchen:** 12'4" x 11'5", (3.8m x 3.5m) max. Double bowl, stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and cupboards and drawers under. Further fitted work tops with tiled splashback, and cupboard and drawer under. Matching range of wall mounted cupboard units. Spotlights. Roller blind. Doors to dining room, utility room and half glazed door to entrance hall.

**Utility room:** 8'11" x 6'5", (2.7m x 2.0m). Appliance space and plumbing for washing machine. Part double glazed door to outside.

**Shower/Cloakroom:** with fully tiled walls. Shower cubicle with folding glass screen door and "Mira" fitting. Hand basin. Low level WC. Heated towel rail. "Dimplex" wall mounted electric room heater.

## First Floor:

**Landing:** Hatch to roof space. Wood block floor.

**Bedroom 1:** 15'7" x 8'3", (4.8m x 2.5m) max. Built-in double wardrobe cupboard. Fitted vertical blinds.

**Bedroom 2:** 11'6" x 11'5", (3.5m x 3.5m) max. Built-in double wardrobe cupboard. Built-in airing cupboard with factory lagged hot water, fitted immersion heater, slatted shelving and safe. Telephone point. Fitted vertical blinds.

**Bedroom 3:** 11'6" x 8'2", (3.5m x 2.5m) max. Built-in double wardrobe cupboard. Fitted vertical blind.

**Mainly tiled Shower room:** Walk-in shower cubicle with glass screen. Pedestal hand basin. Low level WC. Heated towel rail. "Dimplex" wall mounted electric room heater. Shaver point. Roller blind.

**Outside:** A brick weave drive with ample off street parking leads to a **Garage, 18'4" x 9'8", (5.6m x 3.0m)**, with electric roller entrance door, concrete floor, electric light, power points, fitted shelves and "Glow-worm" wall mounted, gas fired central heating boiler. Hatch with aluminium folding loft ladder to roof space.

To the front of the property is a gravelled garden area with mature shrub border. Immediately to the rear is a covered brick weave patio area with retractable blind over the kitchen window, and glazed roof. Beyond, is a well enclosed garden with lawn, small ornamental pond and well stocked flower and shrub borders.

**Services:** All mains services are connected to the property.

