



## 6 California Terrace, WELLS-NEXT-THE-SEA. NR23 1JE.

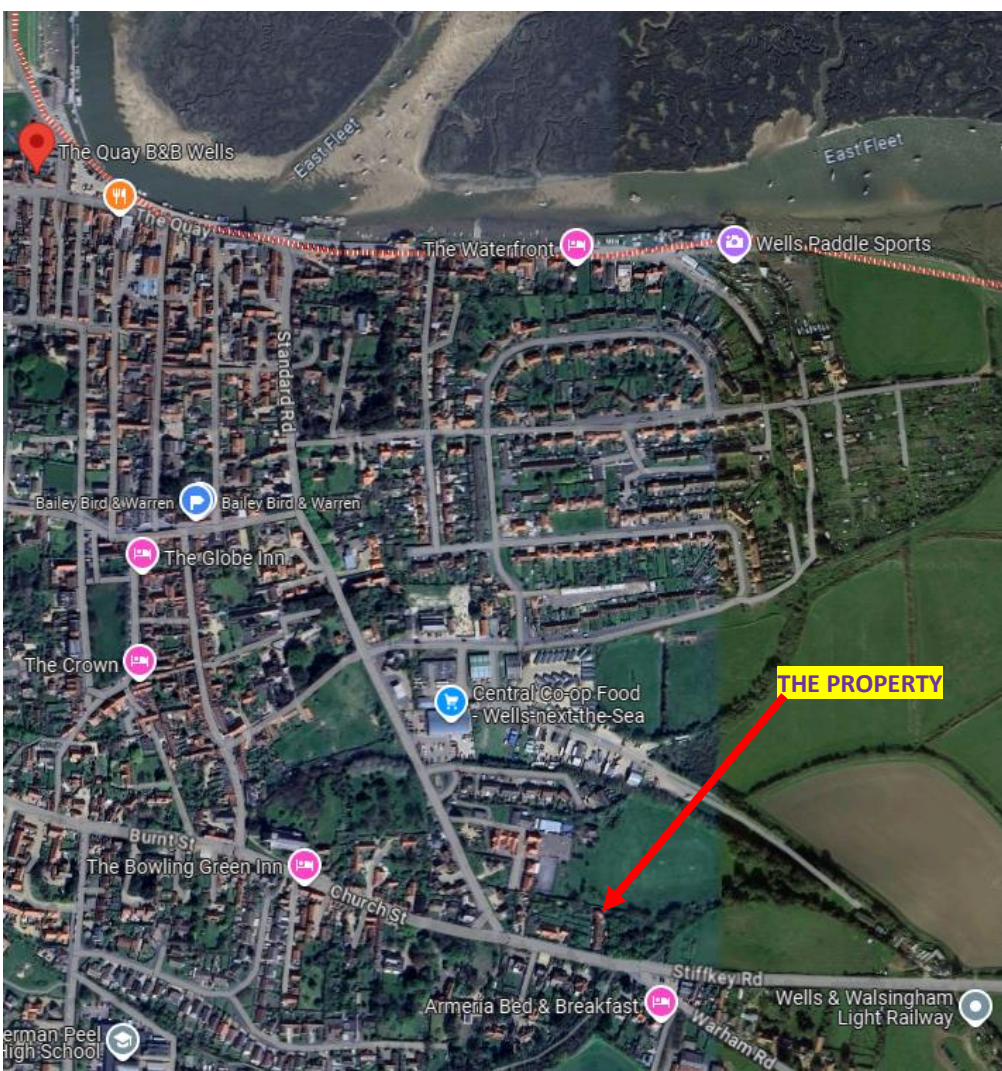
Offers sought in the region of  
**£475,000**  
Freehold.

Traditional, brick, flint & tiled end-terraced period Character Cottage with gas centrally heated and double glazed accommodation, comprising Enclosed Entrance Porch, 20ft Sitting room, Kitchen, Shower room, Conservatory and 3 Bedrooms.

There is a long (210ft stms) Garden adjoining the Primary School Playing Field, and far reaching views from the first floor over the School Grounds to the Sea in the distance.

The property is located on the edge of Town, and is within easy walking distance of the Wells to Walsingham Light railway, and open farmland.

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



**Directions:** From the Town Centre take Polka Road, continue past the Co-op and Primary School, and at the junction at the end of the road turn left onto the A.149 as signposted Stiffkey and Cromer. The property is on the left, almost opposite the turning to Walsingham, as marked by a for sale board. The property is at the far end of terrace which stands gable end to the road.

**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.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.

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**Ground Floor:** Double glazed front door to;

**Enclosed Entrance Porch:** 12'1" x 4'9", (3.7m x 1.5m). Double glazed door to;

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

**Kitchen:** 12'0" x 8'9", (3.7m x 2.7m). Stainless steel sink unit with mixer tap, set in fitted work surface with drawers and cupboards under. Further fitted work tops with drawer, cupboard and appliance space under. Matching range of wall mounted cupboards and tall cupboard unit. Fitted shelves. Gas cooker. Strip light. Ceiling beam. Opening to Sitting room.

**Lobby:** to

**Bathroom:** walk-in shower cubicle. Pedestal hand basin. Low level WC. "Vaillant" wall mounted, gas fired central heating boiler. Shelved cupboard.

**Sitting room:** 20'0" x 12'0", (6.1m x 3.7m). Open tiled fireplace with mantle shelf and quarry tiled hearth. Shelved under-stairs cupboard. Ceiling beams. Mainly double glazed door to;

**Conservatory:** 16'6" x 6'2", (5.0m x 1.9m). Fitted shelves. Wall fitted spotlights. Twin double glazed doors to garden.

**First Floor:**

**Landing:**

**Bedroom 1:** 12'0" x 9'10", (43.7m x 3.0m). Leaded double glazed window. Ceiling beam. Centre light and wall light.

**Bedroom 2:** 9'10" x 9'3", (3.0m x 2.8m) max. Fitted cupboard. Leaded double glazed window. Ceiling beam. Hatch to roof space.

**Bedroom 3:** 9'7" x 7'1", (2.9m x 2.2m). A double aspect room with views over the adjoining Primary School Playing Field, and distant views to the Sea. Leaded double glazed windows. Wall light.

**Outside:** A long, shared, pedestrian pathway leads from the road to a gate, and the front garden, which is laid partly to lawn, with flower and shrub borders. A raised decked path way leads around the end of the cottage, to a small **Store** and the rear garden. The rear garden extends for approximately 210ft (stms), and is laid partly to lawn with flower and shrub beds, deciduous and fir trees and soft fruit trees. Within the garden is a **Summer House, Garden Store and 3 Greenhouses**.

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

**District Authority:** North Norfolk District Council, Cromer. Tel: (01263) 513811

**Tax Band:** "B"

**EPC:** TBA.

