

**Aldreds**  
Estate Agents



11 Yarmouth Road

Ormesby, Great Yarmouth, NR29 3QB

Offers In Excess Of £500,000





# 11 Yarmouth Road

Ormesby, Great Yarmouth, NR29

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Situated close to the heart of this popular well serviced Broadland village, Aldreds are pleased to offer this substantial detached period residence offering great potential with the added benefit of a large secluded plot providing development potential. The property is in need of complete refurbishment and offers a large flexible living space comprising of an entrance lobby serving the reception hall, cloakroom/shower room, lounge, dining room, sitting room, kitchen, utility and rear porch on the ground floor. On the first floor a central landing serves four main double bedrooms, study/bedroom 5 and an en-suite bathroom and family bathroom. Outside there is a large attached conservatory/orangery on the side of the property, large two storey detached garage, outbuildings and secluded established gardens. The property also benefits from oil central heating and part double glazed windows, offered chain free.

## Entrance Lobby

Wood panelled entrance door, glazed internal door to:

## Reception Hall

Stairs to first floor with under stairs access recess, radiator, doors leading off and open access to:

## Rear Entrance Hall

Entrance door to side, access to:

## Shower Room

9'4" x 6'7" (2.85 x 2.01)

Shower cubicle, remainder of fittings currently un-connected and requiring modernisation.

## Lounge

13'10" x 13'10" (4.24 x 4.23)

Including the brick lined chimney breast with an ornate wooden fire surround, 2 radiators, secondary double glazed sash window to front aspect.

## Dining Room

14'0" x 13'10" (4.27 x 4.23)

Including the chimney breast with a red brick fireplace, two radiators, secondary double glazed sash window to front aspect.

## Sitting Room

13'10" x 12'3" (4.23 x 3.75)

Including the chimney breast with adjacent built in storage cupboards, uPVC double glazed window to rear aspect, two radiators, door to:

## Conservatory/Orangery

26'10" maximum x 8'4" (8.20 maximum x 2.55)

Brick and glazed construction with polycarbonate roof over and door to garden. By re-glazing and modernising this room could make a superb addition to the main living space.

## Breakfast Room

13'11" x 12'5" (4.25 x 3.81)

Including the chimney breast, radiator, access in to the kitchen and:

## Walk In Pantry 1

7'11" x 4'11" (2.42 x 1.52)

Window to side

## Walk In Pantry 2

6'11" x 4'11" (2.13 x 1.52)

Window to front.

## Kitchen

14'0" x 8'5" (4.27 x 2.58)

Medium oak fronted kitchen with wall and matching base units, built in electric oven and four ring ceramic hob, single drainer sink unit, window to rear, access to







#### Utility Room

8'5" x 4'11" (2.58 x 1.52)

Fitted work surface with space below for appliances, window to side.

#### Rear Entrance Porch

Part double glazed pc rear entrance door in to the rear garden.

#### First Floor Landing

Doors leading off to:

#### Bedroom 1

12'10" x 12'5" (3.93 x 3.79)

Including a bank of fitted wardrobes to one wall, double glazed window to rear, radiator, door to:

#### En-Suite Bathroom

10'4" x 8'3" (3.17 x 2.54)

Shower cubicle, panelled bath, vanity unit with wash basin, low level wc, double glazed window, door to:

#### Walk In Airing Cupboard

Hot water cylinder, storage space.

#### Bedroom 2

13'10" x 13'10" (4.23 x 4.23 )

Including the chimney breast with a cast iron fireplace, wash basin, double glazed window to front, radiator.

#### Bedroom 3

13'11" x 13'10" (4.25 x 4.23)

Including the chimney breast, wash basin, double glazed window to front aspect, two radiators.

#### Bedroom 4

13'10" x 12'3" (4.24 x 3.75)

Including the chimney breast and adjacent wardrobe cupboard, double glazed window to rear, radiator.

#### Study/Bedroom 5

9'10" x 5'10" (3.01 x 1.79)

Window to front.

#### Cloakroom

Accessed from the rear landing area with low level wc, beyond access to:

#### Family Bathroom

10'4" x 9'1" (3.15 x 2.77)

Panelled bath, vanity unit with wash basin, double glazed window to rear, radiator.

#### Outside

The property sits on a large secluded plot with a sweeping driveway leading to the rear of the property where there is access to the two storey garage 12.01m x 3.82m with electric roller blind door, personal door, power and lighting and access via a ladder to the first floor storage space. The garage could easily be further adapted to form additional living space if required. At the rear of the property there are storage sheds. The front garden is lawned and tree lined providing seclusion from the roadside. In the far corner of the rear garden an access point leads in to an additional large area of garden which provides various uses including a potential development opportunity (subject to the usual planning consents and access rights being agreed).

#### Tenure

Freehold

#### Agents Note

The rear section of garden land is subject to a 50% uplift in value overage clause set for a period of 25 years, should planning consent be granted for an alternative use.



## Floor Plan



## Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

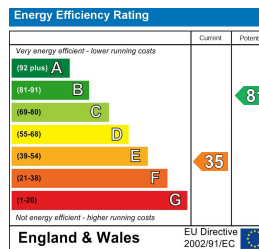
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## Area Map



## Energy Efficiency Graph



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