

Aldreds
Estate Agents



11 Yarmouth Road, Ormesby, Great Yarmouth, NR29 3QB

£375,000



5



3



4



F



£375,000

11 Yarmouth Road

Ormesby, Great Yarmouth, NR29 3QB

- Substantial Detached Period House
- Four Reception Rooms
- En-Suite Bathroom, Family Bathroom & Shower Room
- Sought After Location Close To The Village Centre
- Offered Chain Free
- Full Refurbishment Required
- Four/Five Bedrooms
- Generous Secluded Plot
- Great Potential To Make A Superb Family Home
- Viewing Recommended

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. 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 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 17'11" 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.

Tenure

Freehold

Services

Mains water, electric and drainage are connected to the proeprty.

Council Tax

Great Yarmouth Borough Council - Band 'F'

Location

Ormesby is a Broadland village approximately 5 miles from Great Yarmouth * There is a Post Office * Community Centre * First and Middle schools * A school bus service takes older children to the High schools at Martham * Eastern Counties bus service operates to the City of Norwich.

Directions

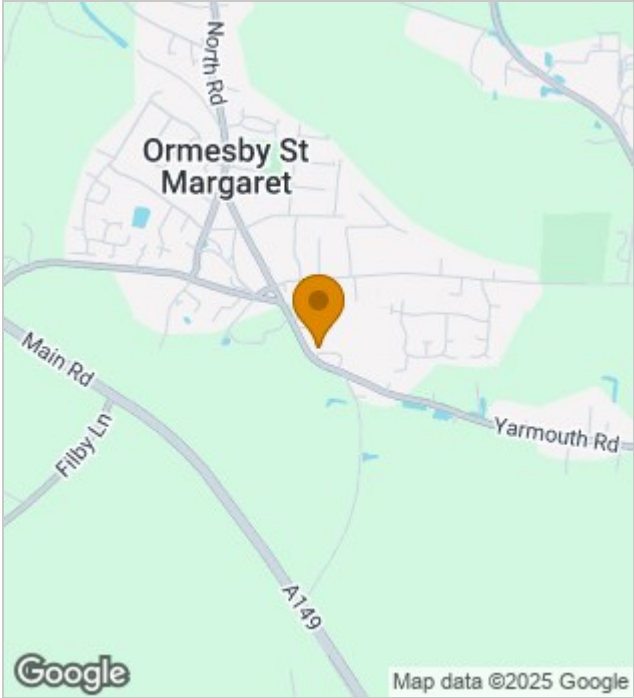
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout in to Jack Chase Way, at the next roundabout turn left into Yarmouth Road and continue down towards the main village where the property can be found on the right hand side a couple of hundred yards past the village church.

Ref: Y12464/07/25/CF

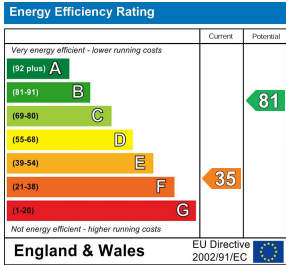
Floor Plans



Location Map



Energy Performance Graph



Viewing

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

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.