









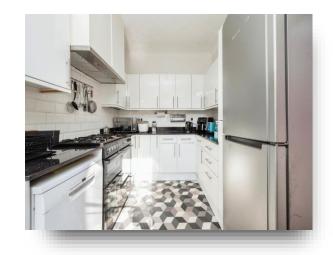
## welcome to

# **Wellesley Road, Great Yarmouth**

\*\*GUIDE PRICE £400,000 TO £425,000\*\* Ideal guest house or family home, benefitting from 10 bedrooms and 9 private ensuites. To the front of the property it has ample off street parking for guests leading to a single garage. This semi-detached victorian property boats plenty of space.













#### **Outside Front**

Concrete driveway providing ample parking for guests, leading to garage.

#### **Entrance Hall**

Carpet, 2 x radiators, ceiling light.

#### **Reception Room**

16' 11" x 14' 1" ( 5.16m x 4.29m )

Carpet, 2 x radiators, ceiling light, window to front aspect.

### Lounge

15' 5" x 12' 4" ( 4.70m x 3.76m )

Wooden flooring, 2 x radiators, ceiling light, window to side aspect.

## **Dining Room**

16' 11" x 11' 11" ( 5.16m x 3.63m )

Tiled flooring, radiator, ceiling light, window to side aspect.

#### Kitchen

11' 7" x 8' 3" ( 3.53m x 2.51m )

Lino flooring, base and wall units, space for oven, space for fridge freezer, sink, radiator, electric oven hood, tiled walls, ceiling light, window to side aspect and rear aspect.

## **Laundry Room**

8' 7" x 7' 10" ( 2.62m x 2.39m )

Carpet, wrap around windows, plumbing for washing machine, space for tumble dryer.

## **Downstairs Bathroom**

Tiled flooring, WC, wash hand basin, bath with overhead shower, heated towel rad, tiled walls, spotlights, window to rear aspect.

## **Bedroom One**

15' 6" x 11' 2" ( 4.72m x 3.40m )

Laminate flooring, radiator, 2 x ceiling lights, window, door leading to WC.

#### **Basement**

12' x 8' 1" ( 3.66m x 2.46m )

Laminate flooring, radiator, ceiling light, window.

#### **Bedroom Two**

11' 9" x 11' 5" ( 3.58m x 3.48m )

Carpet, radiator, ceiling light, 2 x wall lights, window, door leading to private ensuite.

#### Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, tiled walls.

#### **Bedroom Three**

9' 2" x 11' 9" ( 2.79m x 3.58m )

Carpet, radiator, ceiling light, 2 x wall lights, window, door leading to private ensuite.

#### Ensuite

Tiled flooring, WC, wash hand basin, heated towel rad, shower cubicle, partially tiled walls, extractor, window.

#### **Bedroom Four**

Irregular Shaped Room 15' 3" Max x 12' 4" ( 4.65m Max x 3.76m)

Carpet, radiator, ceiling light, 2 x wall lights, door leading to ensuite.

#### **Ensuite**

Lino flooring, WC, wash hand basin, shower cubicle, partially tiled walls, extractor, ceiling light, window.

#### **Bedroom Five**

Irregular Shaped Room 12' 2"  $\times$  10' 10" Max (  $3.71m \times 3.30m$ )

Carpet, ceiling light, 2 x wall lights, heated towel rad, window, door to ensuite.

#### **Ensuite**

Lino flooring, WC, wash hand basin, shower cubicle, shower panels on walls, extractor, ceiling light, window.

## **Bedroom Six**

Irregular Shaped Room 8' 1" Into Bay x 10' 10" Max ( 2.46m

Into Bay x 3.30m)

Carpet, radiator, 2 x ceiling lights, 2 x wall lights, 2 x windows, walk in shower cubicle with partially tiled walls.

#### **Bedroom Seven**

Irregular Shaped Room 17' 11" x 11' 11" ( 5.46m x 3.63m) Carpet, radiator, 2 x ceiling lights, 4 x wall lights, 2 x windows, loft hatch, door to ensuite.

#### **Ensuite**

Lino flooring, WC, wash hand basin, shower cubicle, tiled walls, extractor, ceiling light.

### **Bedroom Eight**

11' 6" x 10' 3" ( 3.51m x 3.12m )

Carpet, radiator, ceiling light, window, door leading to ensuite.

#### **Ensuite**

Tiled flooring, WC, wash hand basin, shower cubicle, tiled walls, ceiling light, window.

#### **Bedroom Nine**

12' 8" x 12' 4" ( 3.86m x 3.76m )

Carpet, radiator, ceiling light, door leading to ensuite.

### **Ensuite Bedroom Ten**

Irregular Shaped Room 12' x 17' 1" ( 3.66m x 5.21m) Carpet, 2 x radiators, 2 x ceiling lights, 2 x wall lights, 2 x windows, door leading to ensuite.

#### Ensuite

Lino flooring, WC, wash hand basin, shower cubicle, extractor, tiled walls, ceiling light,

### **Outside Rear**

Slabbed rear private garden, plenty of space for seating areas and potted plants.





## welcome to

# Wellesley Road, Great Yarmouth

- Semi-Detached Victorian Guest House
- 10 Bedrooms
- Off Road Parking And Single Garage
- Being Sold Furnished
- Highly Desirable Location

Tenure: Freehold EPC Rating: D

guide price

£390,000









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01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.