

**Aldreds**  
Estate Agents



Maluth Lodge, 40 North Denes Road, Great Yarmouth, NR30 4LU

£295,000



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£295,000

# Maluth Lodge, 40 North Denes Road , Great Yarmouth, NR30 4LU

- Three Storey Guest House
- Close To Amenities
- Six Guest Bedrooms With Potential For More
- Sold Equipped
- Welcoming Lounge & Dining Room
- Popular North End Of Town Location
- Established Business With Loyal Client Base
- Spacious Owners Accommodation
- Gas Central Heating
- Viewing Strongly Recommended

Aldreds are pleased to offer this superbly presented guest house in the north end of the town centre which offers a superb opportunity to own and run a very well established guest house or a large family living space. This spacious bay fronted house is offered fully equipped and offers a welcoming guests lounge and dining room, six guests bedrooms all with en-suite facilities, three bedroom owners accommodation, private lounge and kitchen/breakfast room and office. Outside there is a sunny forecourt and enclosed rear courtyard. The property also benefits from double glazed windows and gas central heating. An early viewing is strongly recommended.



## Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, radiator, meter cupboard with fuse box, wall lights, fitted carpet, doors leading off to:

## Cloakroom

Low level wc, corner hand wash basin, half tiled walls, extractor fan.

## Lounge 13'0" x 12'5" (3.98 x 3.79)

Plus double glazed bay window to front aspect, corner bar, chimney breast, two radiators, wall mount tv point, wall lights, fitted carpet, open access to:

## Dining Room 14'0" x 10'3" maximum (4.27 x 3.14 maximum)

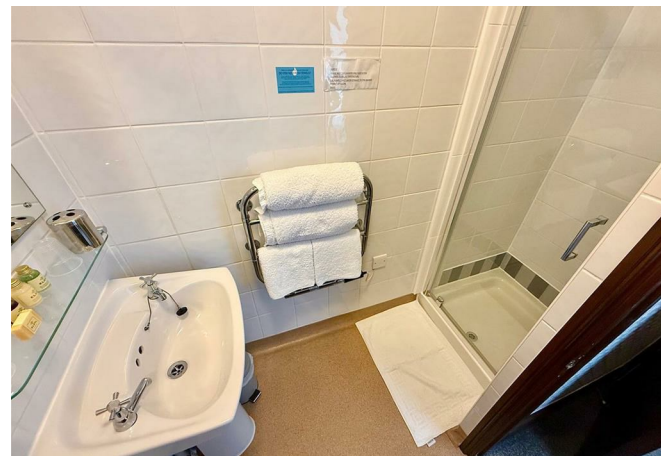
Oak effect LVT flooring, radiator, wall lights, door to:

## Office 23'11" x 5'4" maximum (7.31 x 1.63 maximum)

Sloping polycarbonate roof, power and lighting, radiator, part double glazed pvc door to rear, door to:

## Kitchen/Breakfast Room 11'8" x 9'3" (3.56 x 2.84)

Fitted kitchen fully equipped with light blue wall and matching base units with work surfaces over, inset double bowl sink unit with mixer taps, seven burner gas range cooker with extractor hood over, space and plumbing for a washing machine and dishwasher, tile effect laminate flooring, part tiled walls, two double glazed windows to side aspect, door to:





**Owners Lounge 18'9" x 10'0" (5.73 x 3.06)**

Including the chimney breast and adjacent built in storage cupboard, tv point, window to side, radiator.

**Owners Bedroom 10'6" x 9'3" (3.22 x 2.82)**

Accessed from the kitchen with double glazed window to side, tv point, door to:

**En-Suite Bathroom 9'1" x 4'11" (2.77 x 1.52)**

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, tiled walls and flooring, radiator, frosted double glazed window to side aspect.

**First Floor Landing**

Radiator, stairs to second floor, doors leading off to:

**Inner Hall**

Radiator, doors to:

**Airing Cupboard/Boiler Room**

Gas fired boiler, pressurised hot water cylinder, shelved storage space.

**Bedroom 1 8'7" x 6'11" (2.62 x 2.13)**

Double glazed window to side aspect, radiator, wall mount tv point.

**Bedroom 2 9'10" x 6'11" (3.01 x 2.12)**

Double glazed window to side aspect, wall mount tv point, radiator.



### Bathroom 9'8" x 4'7" (2.97 x 1.42)

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, extractor fan, wood effect LVT flooring, tiled walls, frosted double glazed window to side aspect.

### Bedroom 3 13'10" x 10'3" overall (4.24 x 3.14 overall)

Including the chimney breast, wall mount tv point, radiator, double glazed window to rear aspect, door to:

#### En-Suite Shower Room

Corner tiled shower cubicle with mains fed shower fitting, pedestal wash basin, vinyl flooring, tiled walls, wall mounted mirror, light with shaver point, heated towel rail, extractor fan.

### Bedroom 4 16'1" maximum x 13'4" (4.92 maximum x 4.07)

Including the chimney breast, two double glazed windows to front aspect, wall mount tv point, radiator, door to:

#### En-Suite Shower Room

Corner tiled shower cubicle with mains fed shower fitting, pedestal wash basin, vinyl flooring, tiled walls, wall mounted mirror, light with shaver point, heated towel rail, extractor fan.

### Second Floor Landing

Two radiators, doors leading off to:

### Bedroom 5 15'2" x 9'3" narrowing to 9'3" (4.64 x 2.83 narrowing to 2.84)

Double glazed window to rear aspect, radiator, wall mount tv point, door to:

#### En-Suite Shower Room

Corner tiled shower cubicle with mains fed shower fitting, pedestal wash basin, vinyl flooring, tiled walls, wall mounted mirror, light with shaver point, heated towel rail, extractor fan.

### Bedroom 6 9'10" x 6'3" (3.00 x 1.93)

Double glazed window to side aspect, radiator, wall mount tv point, door to:

#### En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, pedestal wash basin, vinyl flooring, tiled walls, wall mounted mirror, light with shaver point, heated towel rail, extractor fan.

### Bedroom 7 13'3" x 10'1" maximum (4.06 x 3.09 maximum)

Including the chimney breast, radiator, double glazed window to rear aspect, wall mount tv point.

#### En-Suite Shower Room

Corner tiled shower cubicle with mains fed shower fitting, pedestal wash basin, vinyl flooring, tiled walls, wall mounted mirror, light with shaver point, heated towel rail, extractor fan.

### Bedroom 8 16'1" maximum x 13'2" maximum (4.92 maximum x 4.03 maximum )

Double glazed bay window to front aspect, radiator, wall mount tv point, door to:

#### En-Suite Shower Room

Corner tiled shower cubicle with mains fed shower fitting, pedestal wash basin, vinyl flooring, tiled walls, wall mounted mirror, light with shaver point, heated towel rail, extractor fan.

### Outside

To the front of the property is a sun trap seating area with low retaining brick walled boundary and planters. At the rear is an enclosed courtyard with gate leading to a rear service passageway.

### Agents Note

The property has a fully operational and serviced Fire Alarm System and Emergency Lighting.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums \* Race Course \* Greyhound Stadium \* Schools for all ages \* District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

### Directions

From the Yarmouth office head north along North Quay, continue over the roundabout, continue into Lawn Avenue, continue over the traffic lights into Caister Road, turn right into Hamilton Road, at the end turn right into North Denes Road where the property can be found part way down on the right handside.

Ref: Y12542/10/25/CF

## Floor Plans



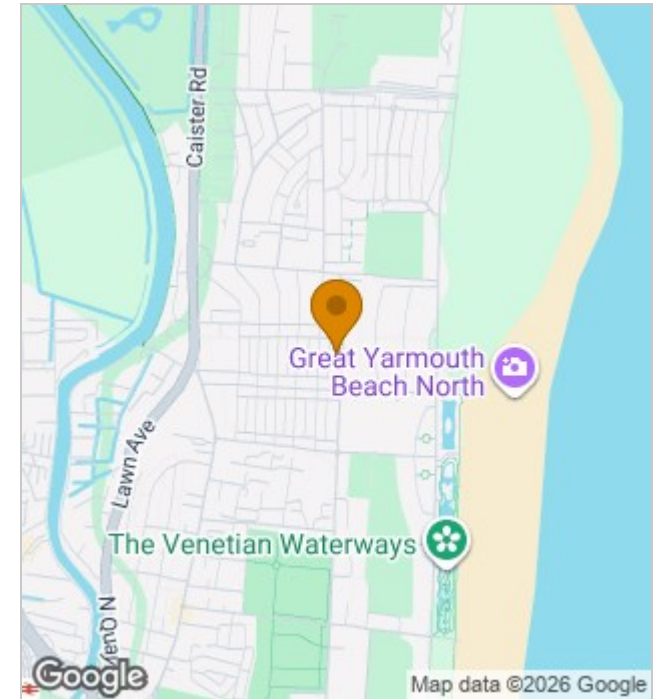
## Viewing

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

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## Location Map



## Energy Performance Graph

### Energy rating and score

This property's energy rating is C.

