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£375,000



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38 Wellesley Road Great Yarmouth, NR30 1EU

- GUEST HOUSE or FAMILY HOME
- FOUR STOREYS – OVER 3,300 sq ft
- BEAUTIFULLY PRESENTED
- PARKING & GARAGE
- THREE LARGE RECEPTION ROOMS
- 9 ENSUITE BEDROOMS
- LOUNGE & 2 DINING ROOMS
- 2 FURTHER BASEMENT ROOMS
- CLOSE TO SEAFRONT
- GAS CENTRAL HEATING THROUGHOUT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Through the recently installed modern composite front door into your Entrance Porch where another door leads you in to your...

Hall

This beautiful Hallway features a fitted carpet, radiator and your first set of stairs lead you up to all first and second floor rooms. Doors led off to your Lounge, personal Dining Room and ...

Guest Dining Room 19' 7" x 14' 2" (5.97m x 4.32m) plus bay

Your grand Dining Room features a large bay with uPVC sealed unit double glazing to front aspect allows plenty of daylight, there's a fitted carpet and two radiators.

Reception Room / Lounge 15' 11" x 15' 9" (4.84m x 4.81m) plus bay

Currently used as the Owners Lounge, this cosy yet spacious room features a large bay with uPVC sealed unit double glazing to side aspect, varnished wood floor, radiators and a multi fuel burner installed into 'Adams' style fireplace. A door leads you in to ...

Lobby

The link between your Lounge and Dining Room features a large storage cupboard and a door to your ...

Bathroom 6' 10" x 5' 1" (2.00m x 5.10m)

This is the Owners Bathroom and features a modern contemporary suite comprising of a centre tap bath with shower and screen over, low level WC and wash hand basin. The whole room is tiled to wall and floor, it features a chrome heated towel rail radiator and opaque uPVC sealed unit double glazed window.

Dining Room 17' 1" x 11' 11" (5.20m x 3.64m)

The Owners personal Dining features a window to side aspect, tiled floor and radiator. A door leads down to your Basement rooms and another to ...

Kitchen 11' 11" x 11' 0" (3.64m x 3.35m)

BASE

BASEMENT

Bedroom 15' 3" x 11' 6" (4.65m x 3.50m)

The Owners personal Bedroom features a laminate floor, radiator, uPVC sealed unit double glazed window and large built-in wardrobe.

Office / Study 11' 6" x 10' 11" (3.50m x 3.33m)

your Office features a laminate floor, radiator, uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

Your communal Landing features old school style radiators and beautiful fitted carpets.

Bedroom 1 2' 11" x 11' 11" (3.93m x 3.64m)

Window, fitted carpet, radiator beautifully decorated, styled and fully furnished.

Ensuite

Modern contemporary suite comprising of a shower cubicle, wash hand basin and WC.

Bedroom 2 11' 11" x 9' 11" (3.62m x 3.00m)

Window, fitted carpet, radiator beautifully decorated, styled and fully furnished.

Ensuite

Modern contemporary suite comprising of a corner shower cubicle, wash hand basin and WC.

Bedroom 3 15' 11" x 12' 4" (4.84m x 3.77m)

Window, fitted carpet, radiator beautifully decorated, styled and

fully furnished.

Ensuite

Modern contemporary suite comprising of a corner shower cubicle, wash hand basin and WC.

Bedroom 4 12' 4" x 9' 7" (3.77m x 2.92m)

Window, fitted carpet, radiator beautifully decorated, styled and fully furnished.

Ensuite

Modern contemporary suite comprising of a corner shower cubicle, wash hand basin and WC.

Bedroom 6 16' 2" x 10' 2" (4.93m x 3.05m) plus bay

Located at the front of the house with a bay window, fitted carpet, radiator beautifully decorated, styled and fully furnished. There's a shower cubicle and ...

WC

Wash hand basin and low-level WC

SECOND FLOOR

Landing

A beautiful split-level Landing with a fitted carpet, storage cupboard and 'Velux' style roof light allowing an abundance of natural daylight in.

Bedroom 7 18'11" x 16'2" (5.76 x 4.93m) max

Located at the front of the house with two windows, fitted carpet, radiator beautifully decorated, styled and fully furnished.

Ensuite

Modern contemporary suite comprising of a corner shower cubicle, wash hand basin and WC.

Bedroom 8 12'7" x 12'4" (3.85m x 3.77m)

Window, fitted carpet, radiator beautifully decorated, styled and fully furnished.

Ensuite

Modern contemporary suite comprising of a corner shower cubicle, wash hand basin and WC.

Bedroom 9 11'6" x 10'3" (3.50m x 3.13m)

Window, fitted carpet, radiator beautifully decorated, styled and fully furnished.

Ensuite

Modern contemporary suite comprising of a corner shower cubicle, wash hand basin and WC.

Bedroom 10 17'1" x 11'11" (5.2m x 3.64m)

Window, fitted carpet, radiator beautifully decorated, styled and fully furnished.

Ensuite

Modern contemporary suite comprising of a corner shower cubicle, wash hand basin and WC.

OUTSIDE

Laundry Room

A uPVC conservatory makes the perfect Laundry Room with power light and water.

GARDENS

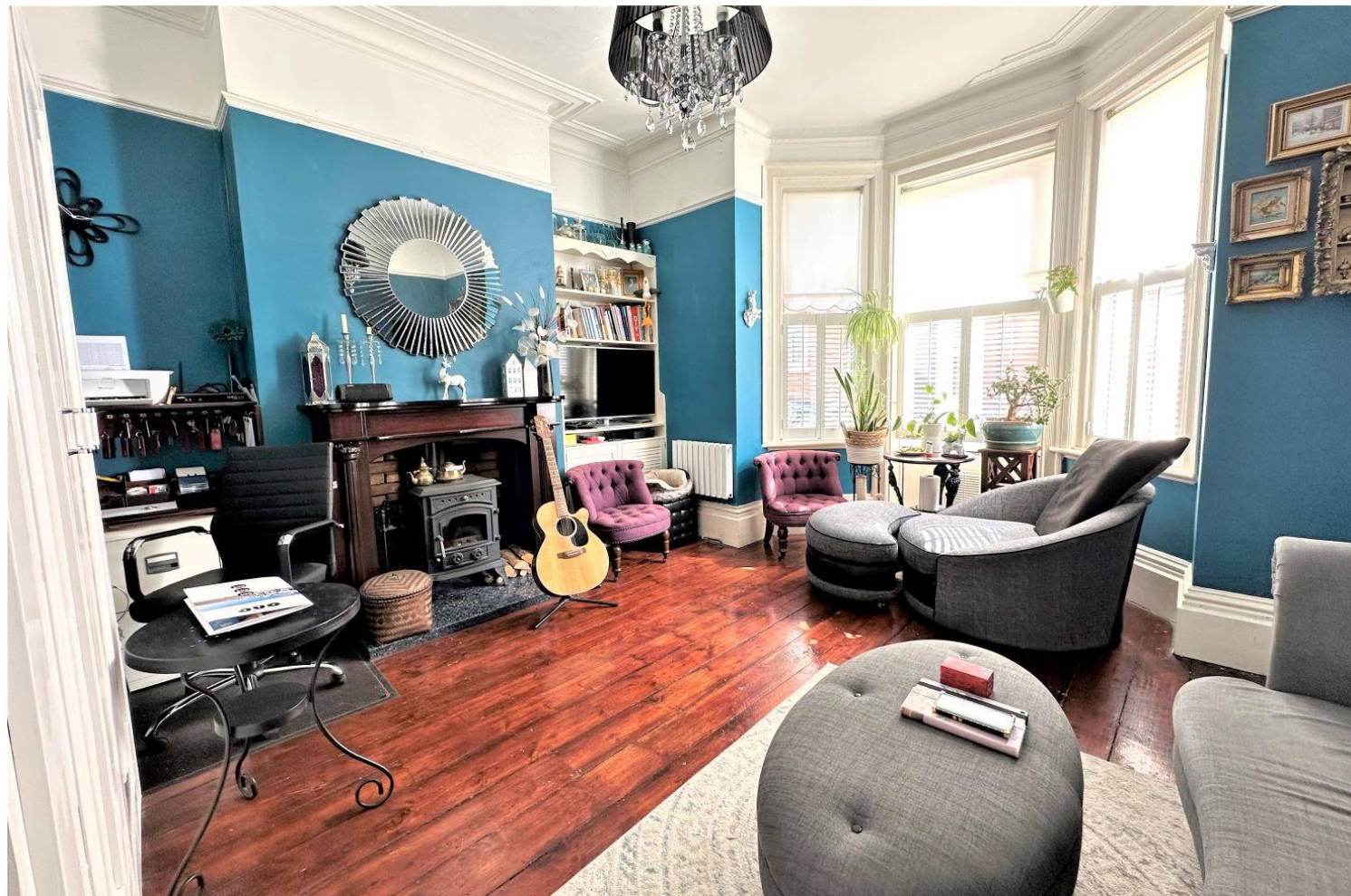
To the rear a courtyard style garden is very private and the perfect place to sit and relax. A paved front garden with wrought iron railings and a driveway leading down to your ...

Double Garage

Light and Power Included.

SUMMARY

This beautifully presented property can be sold as a domestic home or Guest House. To view, call us on 01493 658854



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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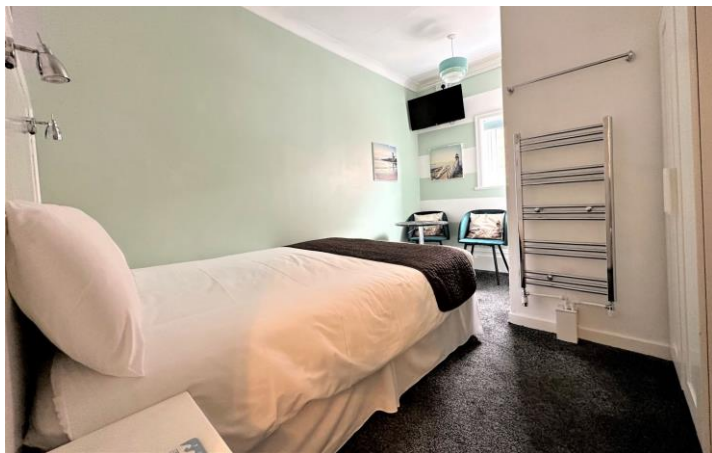
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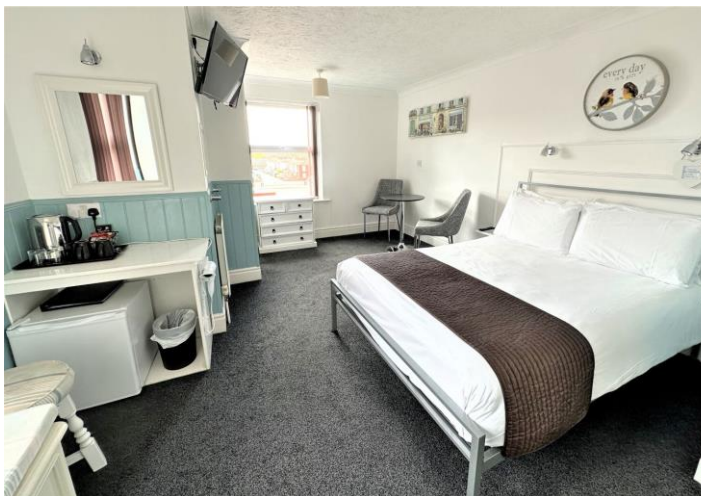
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THE ROOMS



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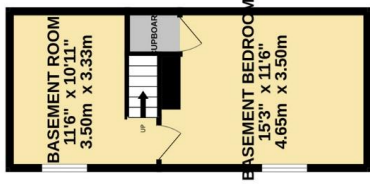
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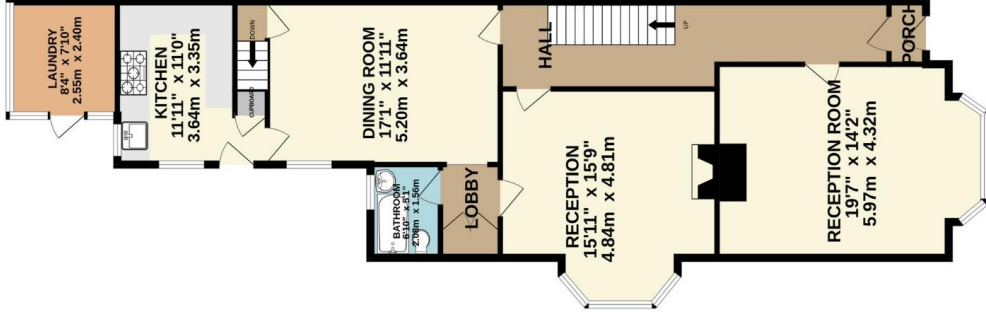
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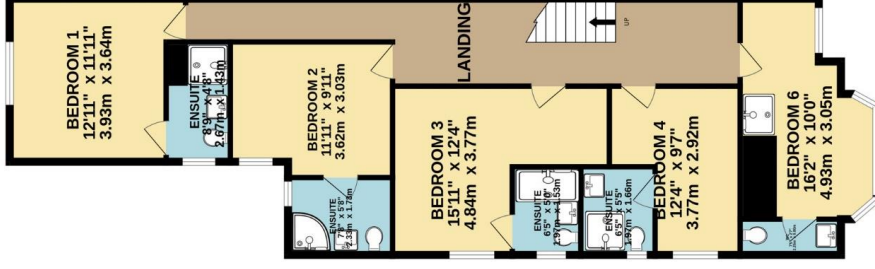
BASEMENT
295 sq.ft. (27.4 sq.m) approx.



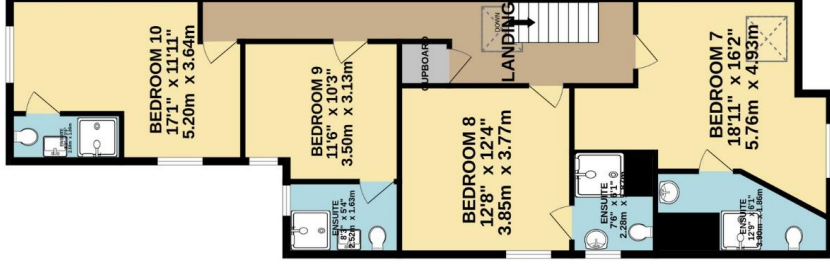
GROUND FLOOR
1107 sq.ft. (102.9 sq.m) approx.



1ST FLOOR
999 sq.ft. (92.8 sq.m) approx.



2ND FLOOR
664 sq.ft. (61.7 sq.m) approx.



38 WELLESLEY ROAD, GREAT YARMOUTH

TOTAL FLOOR AREA : 3356 sq.ft. (311.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE ELMFIELD

38 Wellesley Road

Great Yarmouth

NR30 1EU

A MAGNIFICENT VICTORIAN FOUR STOREY SEMI | CURRENTLY A SEASIDE GUEST HOUSE

Whether you are looking to run your very own Guest House by the sea or are looking for a huge family home, The Elmfield could be for you. The current Owners have painstakingly restored and modernised this stunning nine Ensuite Bedroom Guest House and have now taken the decision to retire.

Set over four floors, the ground floor features a large bay fronted Guest Dining Room, personal Lounge and separate Dining Room, Kitchen and Bathroom. Downstairs to the basement, there are another two rooms, one set up as a double Bedroom and an Office or even a further Bedroom. Outside, there is a Laundry Room, beautiful Courtyard style Garden, Driveway for several vehicles which leads to your Garage / Workshop which includes power and light.

GUEST ACCOMMODATION

More and more families enjoy having their immediate family live under one roof. If you have a large family and are looking to move the in-laws in, this property with over 3,300 sq ft of living, everyone gets their own privacy. If, however, your dream is to own your very own Guest House, this is set up, trading and good to go. Beautifully modernised, each Ensuite room is either a family or double room, features all the facilities you would expect and are decorated and styled in a modern contemporary seaside theme. All communal areas are light and bright, beautifully presented with fresh décor, recently fitted carpets and the whole property has a warm friendly feel.

LOCATION & AMENITIES

Wellesley Road runs parallel with Marine Parade and North Drive just to the north of the bustling Seaside town of Great Yarmouth and there are sea views out of some of the Guest Bedrooms.

A wonderful place to live if you want the convenience of local facilities right on your doorstep. The famous Yarmouth market, High Street branded shops and an excellent range of restaurants are all within a mile and the stunning sandy beach is a short walk away. Great Yarmouth Racecourse up the road, as is Caister Golf course, the Norfolk broads and stunning countryside all available locally. Great schools and an efficient public transport network is also available with rail links to Norwich and London.

Contact Steve Newsham | Mobile: 07785 581002 | Email: steve@one-estates.co.uk