

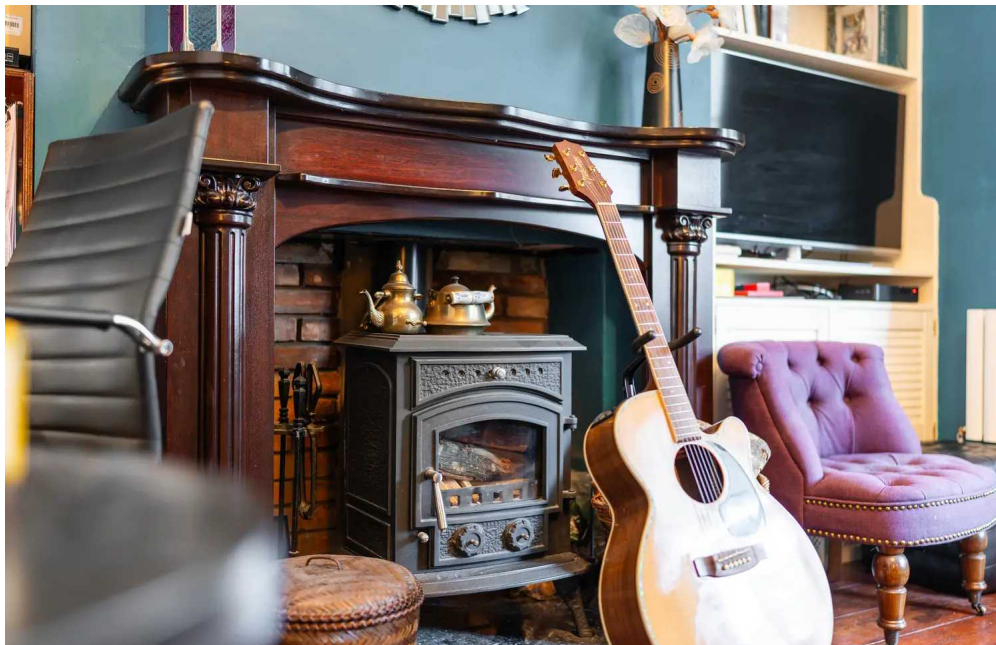
The Elmfield, 38 Wellesley Road

£425,000 Freehold

Magnificent 4-story Victorian property in Great Yarmouth. 3,300 sq ft living space, ideal guest house or family home. 3 reception rooms, 9 ensuite bedrooms, private quarters, off-road parking, garage, courtyard garden. Recently restored and modernised. Endless potential. Must-see!

Council Tax band: A

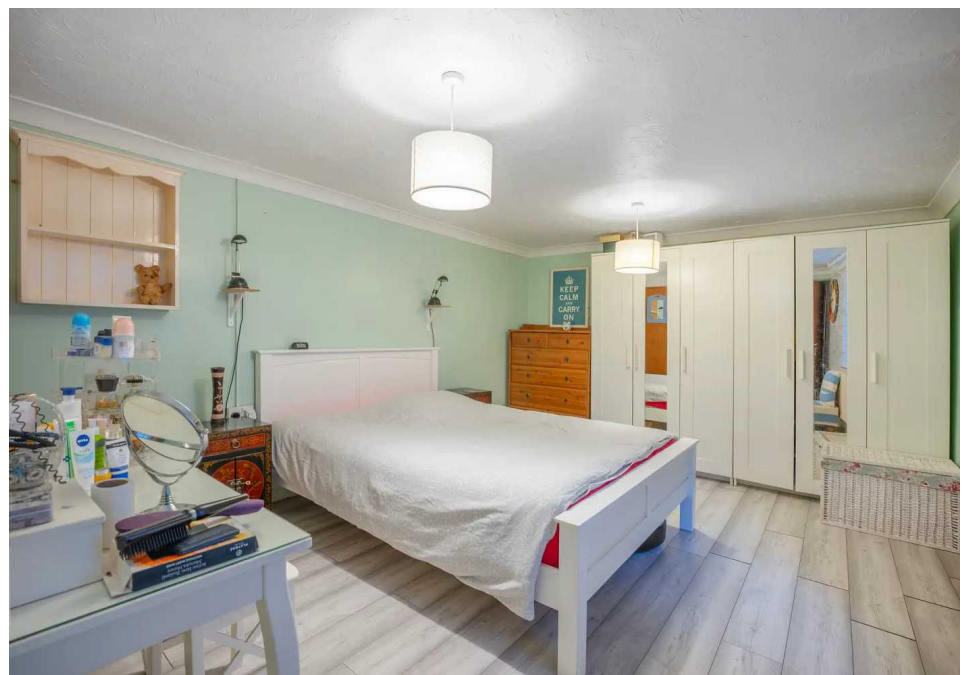
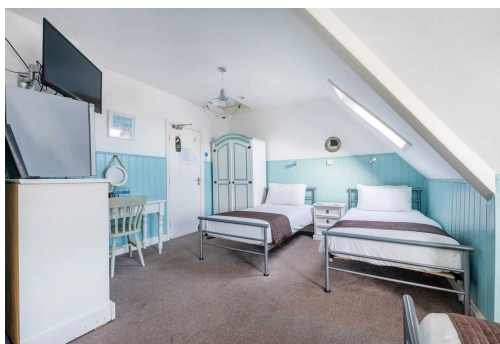
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AGENTS NOTES

Minors & Brady understand this to be a freehold property with established connections to mains services. Please do contact us for any enquiries into financial information regarding the guest house.

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LOCATION

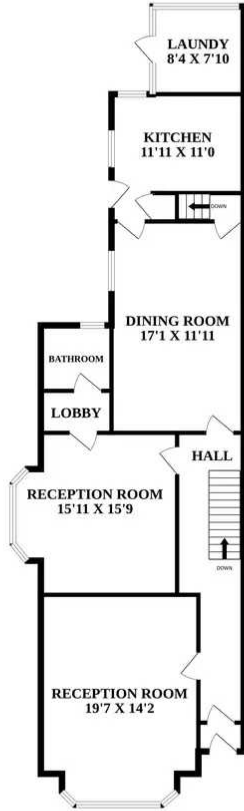
Wellesley Road, centrally located in Great Yarmouth, embodies a lively urban atmosphere with a coastal touch. Dotted with a mix of historic and modern structures, this bustling street is home to diverse shops and cafes. Its central position makes it a convenient hub for daily activities, offering easy access to key amenities, schools, parks, and public transportation. Wellesley Road is not just a thoroughfare; it's a dynamic slice of Great Yarmouth where urban vibrancy meets coastal convenience.



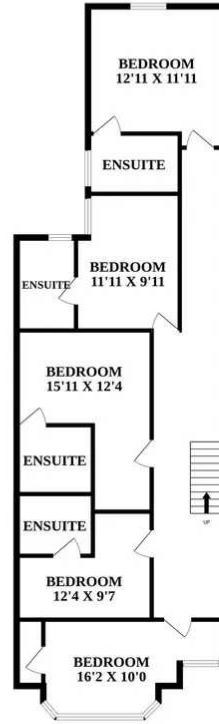
BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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WELLESLEY ROAD, GREAT YARMOUTH

Introducing this magnificent four-story Victorian semi-detached property, perfectly positioned in the sought-after location of Great Yarmouth, NR30. Boasting an impressive 3,300 square feet of living space, this exceptional property offers an ideal investment opportunity as a guest house or a spacious family home.

Stepping inside, you are greeted by the grandeur of this beautiful home. The ground floor features three separate reception rooms, providing ample room for entertaining guests or creating distinct areas for relaxation and leisure. The bay-fronted guest dining room exudes elegance, setting the perfect backdrop for unforgettable dining experiences. The first and second floors boast a total of nine bedrooms, each with its own ensuite bathroom, offering ultimate privacy and comfort for guests or family members. The versatility of these ensuite rooms allows for a variety of uses as double bedrooms or family rooms, making this property adaptable to varying needs and preferences.

A well-appointed private owners' quarters are thoughtfully incorporated into the property's design. It comprises a spacious living room, dining room, kitchen, and bathroom, ensuring that owners can relish moments of tranquillity amidst the bustling atmosphere of the guest house. In addition, a bedroom situated in the basement presents itself as a private retreat, while a second basement room is ideal as an office, catering to the demands of modern living or running a successful business. This property has been excellently restored and modernised, seamlessly blending contemporary comforts with the charm and character of a Victorian home. Recently fitted carpets add a touch of luxury, further enhancing the premium feel of this remarkable property.

Convenience is a priority, with off-road parking and a garage providing ample space for vehicles, ensuring hassle-free living. A beautiful courtyard garden invites relaxation and rejuvenation, while an outdoor laundry room adds functionality and practicality to everyday life. Presently operating as a thriving guest house, this property provides an excellent opportunity to continue its success in the flourishing hospitality industry. However, the flexible layout also allows for effortless transformation into a generous and welcoming family home.

In summary, this four-story Victorian semi-detached property offers a unique opportunity to acquire a remarkable guest house or a spacious family home in a sought-after location. With its impressive size, versatile layout, superb restoration, and modern amenities, this property is sure to captivate those searching for a property that combines elegance, comfort, and functionality.

Don't miss out on this exclusive offering – schedule a viewing today.

