

Aldreds
Estate Agents



FOUR FLATS - Former Pamela's Restaurant Wellington Road, Great Yarmouth, NR30 3JJ

£600,000



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Former Pamela's Restaurant Wellington

, Great Yarmouth, NR30 3JJ

- Stunning Four High Quality Flats
- Luxury Finish Throughout
- Choice Of One/Two Bedroom Living Spaces
- Electric Central Heating
- Ideal Investment Property
- Converted From The Former Pamela's Restaurant
- Superb Open Plan Kitchen/Living Rooms
- Double Glazed Windows
- Convenient Location Yards From The Sea Front
- Viewing Highly Recommended

Aldreds are pleased to offer this stunning block of four converted apartments which has been created from the former Pamela's restaurant. The property has been sympathetically converted and finished to a high standard to provide four luxury flats offering open plan living space with quality fittings throughout and a mix of 1/2 bedrooms. The properties also benefit from double glazed windows, electric central heating and low maintenance flooring throughout.



FLAT 1

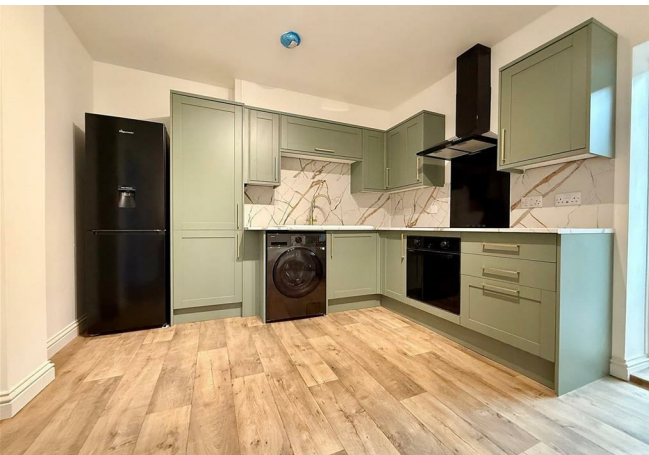
Common Entrance Hall: Composite metal framed panelled entrance door to:

Inner Hallway: Tiled flooring, smoke glass double glazed window to front aspect, door to:

Open Plan Kitchen/Living Room: 7.49m x 3.38m narrowing to 2.75m (24'6" x 11'1" narrowing to 9'0") - Kitchen area with a new fitted shaker style quality kitchen with wall and matching base units with modern marble effect light work surfaces over and matching splashback panels, built in electric oven, four ring ceramic hob with a black glass splashback panel and overhead extractor hood, single drainer white ceramic sink with gold coloured mixer taps, washing machine/dryer and recess with a fridge/freezer, wood effect vinyl flooring, cupboard housing the electric boiler, part double glazed pvc side entrance door, double glazed window, two radiators.

Bedroom: 4.40m maximum x 3.38m narrowing to 3.16m (14'5" maximum x 11'1" narrowing to 10'4") - Tiled flooring, high level double glazed window, radiator, fitted mirrors.

Shower Room: 2.95m x 2.35m maximum (9'8" x 7'8" maximum) - Fitted with a quality suite comprising a corner marble finish aqua panelled cubicle with black fountain shower and hand held shower attachment, low level wc, grey vanity unit with inset wash basin and black mixer tap, ornate radiator, wall mounted mirror, smoked glass double glazed sash window to front aspect, wood effect vinyl flooring.





FLAT 2

Separate Entrance Door leading to:-

Corridor with sensor lights, emergency lighting and smoke detectors, leading to Flat 2.

Open Plan Kitchen/Living Room: 5.79m x 5.95m narrowing to 3.82m (18'11" x 19'6" narrowing to 12'6") - Kitchen area with a new fitted shaker style quality kitchen with wall and matching base units with modern marble effect light work surfaces over and matching splashback panels, built in electric oven, four ring ceramic hob with a black glass splashback panel and overhead extractor hood, single drainer white ceramic sink with gold coloured mixer taps, washing machine/dryer and recess with a fridge/freezer, tiled flooring, cupboard housing the electric boiler, part double glazed pvc side entrance door, two double glazed windows, radiator, door to:

Bedroom 1: 3.33m x 2.92m (10'11" x 9'6") - Double glazed window to side aspect, radiator, tiled flooring.

Bedroom 2: 3.33m x 2.90m (10'11" x 9'6") - Double glazed window to side aspect, radiator, tiled flooring.

Shower Room: 2.35m x 2.04m (7'8" x 6'8") - Fitted with a quality suite comprising a corner marble finish aqua panelled cubicle with black fountain shower and hand held shower attachment, low level wc, grey vanity unit with inset wash basin and black mixer tap, ornate radiator, wall mounted mirror, smoked glass double glazed window, tiled flooring.



FLAT 3

Common Entrance Hall: Metal framed composite panelled entrance door leading to separate wooden entrance door to Flat 3.

Open Plan Kitchen/Living Room: 6.92m narrowing to 4.29m x 4.57m maximum (22'8" narrowing to 14'0" x 14'11" maximum) - Feature vaulted beamed ceiling with two Velux sky lights. Kitchen area with a new fitted shaker style quality kitchen with wall and matching base units with modern marble effect light work surfaces over and matching splashback panels, built in electric oven, four ring ceramic hob with a black glass splashback panel and overhead extractor hood, single drainer white ceramic sink with gold coloured mixer taps, washing machine/dryer and recess with a fridge/freezer, vinyl flooring, radiator, door to:

Bedroom 1: 4.11m x 2.79m (13'5" x 9'1") - Feature vaulted beamed ceiling, double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2: 3.30m x 2.93m (10'9" x 9'7") - Feature vaulted beamed ceiling with Velux skylight, double glazed window to rear, radiator, fitted carpet.

Shower Room: Fitted with a quality suite comprising a corner marble finish aqua panelled cubicle with black fountain shower and hand held shower attachment, low level wc, grey vanity unit with inset wash basin and black mixer tap, gold coloured towel rail/radiator, wall mounted mirror, stable door with window to front aspect, vinyl flooring, cupboard housing the electric boiler.

FLAT 4

Common Entrance Hall: Metal framed composite panelled entrance door leading to wooden entrance door to Flat 4.

Open Plan Kitchen/Living Room: 6.51m x 5.99m narrowing to 2.49m (21'4" x 19'7" narrowing to 8'2") - Feature vaulted beamed ceiling with Velux sky light.. Kitchen area with a new fitted shaker style quality kitchen with wall and matching base units with modern marble effect light work surfaces over and matching splashback panels, built in electric oven, four ring ceramic hob with a black glass splashback panel and overhead extractor hood, double drainer white ceramic sink with gold coloured mixer taps, washing machine/dryer and recess with a fridge/freezer, vinyl flooring, cupboard housing the electric boiler, radiator, door to:

Bedroom 1: 3.84m x 2.89m (12'7" x 9'5") - Double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 2: 2.99m x 2.75m (9'9" x 9'0") - Double glazed window to rear aspect, radiator, fitted carpet.

Shower Room: 3.36m x 1.29m (11'0" x 4'2") - Fitted with a quality suite comprising a marble finish aqua panelled cubicle with black fountain shower and hand held shower attachment, grey vanity unit with inset wash basin and black mixer tap, adjacent low level wc with concealed cistern, gold coloured towel rail/radiator, wall mounted mirror, stable door with window to front aspect, vinyl flooring.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A' tbc

Location

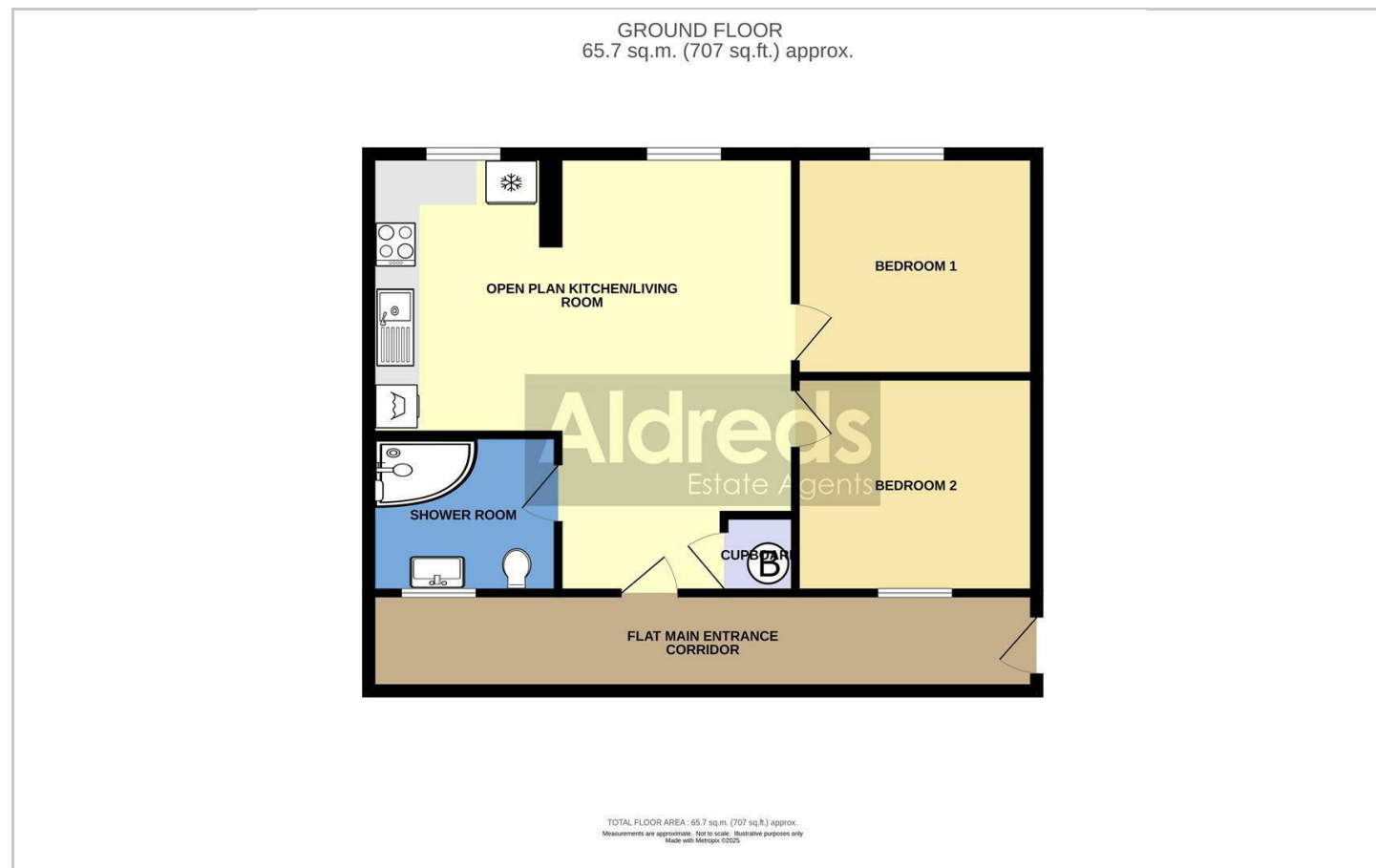
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

From the Yarmouth office head south along South Quay, bear left into Queens Road, continue over the traffic lights, turn left into Nelson Road South, turn right into Albert Square and part way down turn left in to Wellington Road through the arch where the property can be found on the left hand side.

Ref: Y12578/11/25

Floor Plan - FLAT 2



Location Map



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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

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