



## 91 North Denes Road, Great Yarmouth

Guide Price £325,000 - £350,000



# 91 North Denes Road

Great Yarmouth, Great Yarmouth

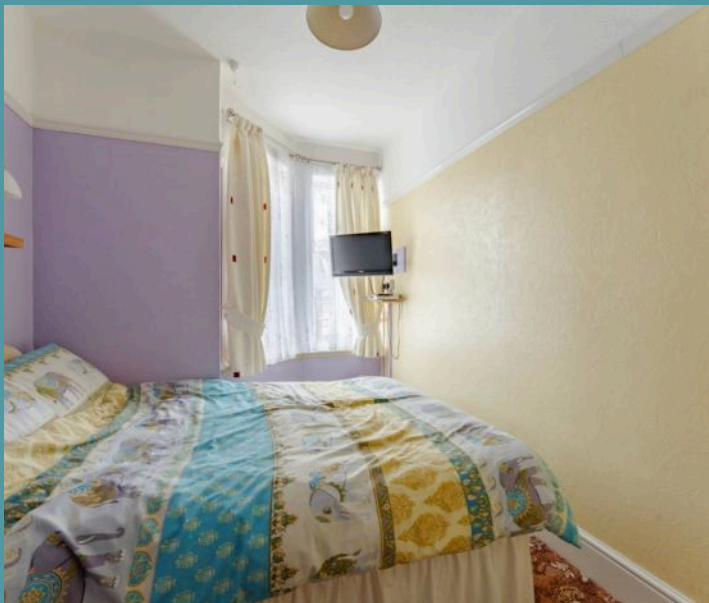
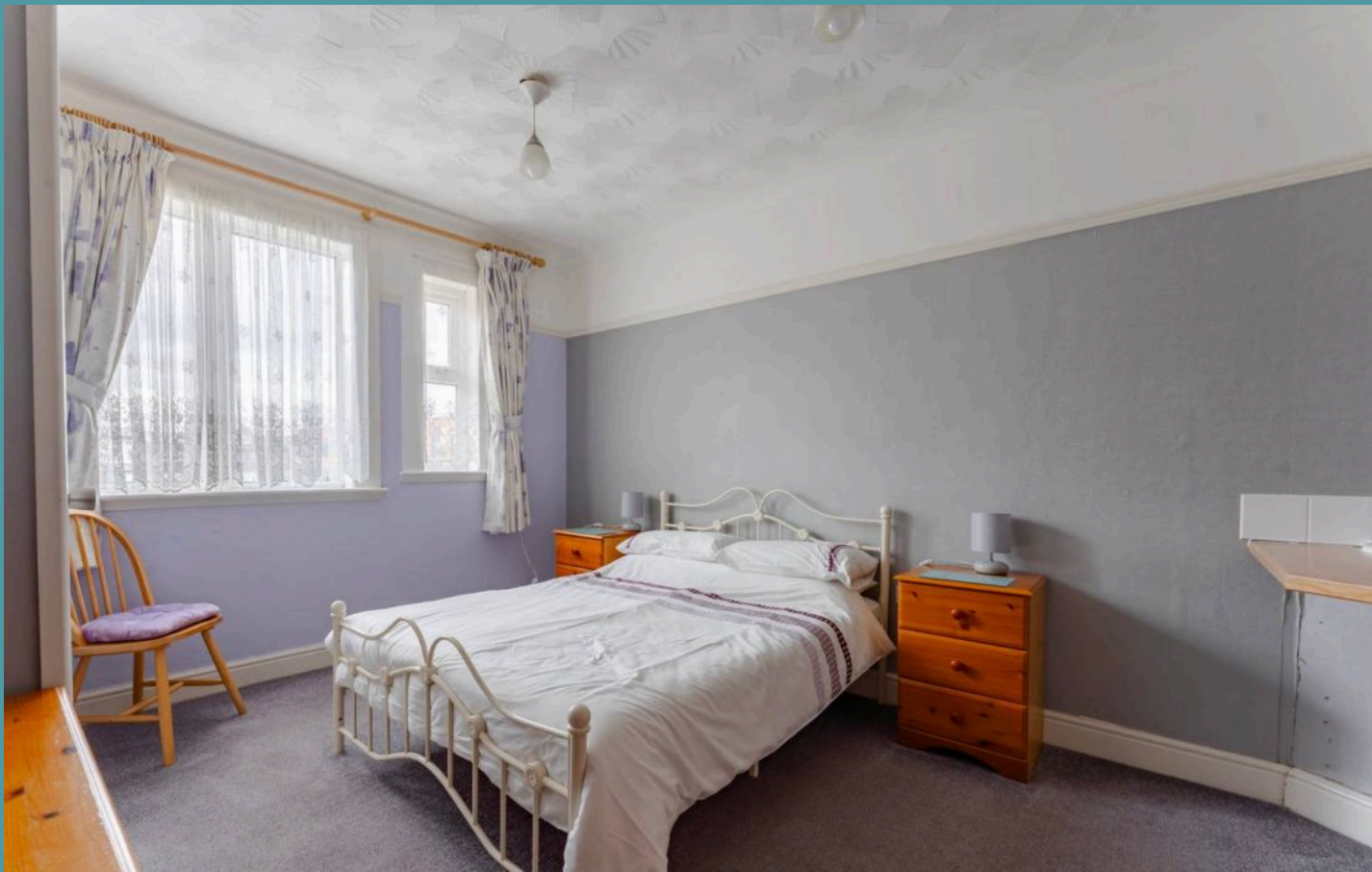
Guide Price: £325,000 – £350,000. Ideally positioned just moments from the sandy stretch of North Beach and the scenic Denes, this expansive three-storey semi-detached property is perfectly suited to continued bed and breakfast use. It offers nine generously sized bedrooms, including five with private en-suite shower rooms, as well as multiple shared bathrooms and guest facilities. Inside, the layout includes a striking stained glass dining hall, three adaptable reception rooms, a modern and spacious kitchen, and two bright conservatories. Outside, the enclosed area is a fully decked garden space, ideal for guest relaxation, with ample off-road parking provided by a driveway, carport and detached garage.

## Location

North Denes Road, Great Yarmouth, enjoys a coastal position just moments from the expansive North Beach and the scenic sands of the Denes. This well-established residential area offers convenient access to a range of local amenities including shops, cafés, and schools, while the vibrant town centre and historic seafront attractions are within easy reach. Residents benefit from nearby green spaces such as North Denes Park and pleasant coastal walking routes, making it a practical and appealing location for both families and those seeking a coastal lifestyle. The area is also well-served by public transport links and is just a short drive from the Norfolk Broads, offering further opportunities for leisure and exploration.







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Step into the spacious entrance hall, a welcoming introduction to this substantial home, where you'll also find a handy under-stairs storage cupboard, perfect for coats, cleaning supplies, or guest essentials. From here, you'll find access to three reception rooms. One of these features a bay window and is currently arranged as an entertainment area, offering a comfortable and sociable space for guests. The other two reception rooms are versatile in their use, one of which benefits from direct access to the kitchen, making it ideal as a snug, reading room or private guest lounge.

The dining hall is a standout space filled with natural light from the characterful stained-glass window. This large room is well suited to guest dining on a larger scale, comfortably accommodating multiple tables while retaining a warm and inviting feel.

The kitchen is designed for both functionality and capacity, with ample cupboard and worktop space, tiled splashbacks, and practical vinyl flooring. A wide window allows in generous natural light, and the space is fitted with multiple deep sinks, making it ideal for busy breakfast service or meal preparation.

The kitchen leads into a side lobby that provides additional built-in storage and access to one of the two conservatories, perfect for guest lounging or a sunny breakfast area. The second conservatory is also accessible from the kitchen. Both open out onto the enclosed rear garden, which features a spacious decked area, offering a relaxed spot for outdoor seating.

- Guide Price: £325,000 – £350,000
- Substantial three-storey semi-detached house in a prime coastal position near North Beach and the Denes, currently run as a B&B and ideal as a



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Upstairs on the first floor are six well-proportioned bedrooms. Three of these benefit from their own en-suite shower rooms, and each includes a useful setup area, ideal for tea and coffee facilities or additional guest storage. A hallway from the landing leads to a double and a single bedroom, which are served by a shared bathroom, well suited to family use. This floor also includes a separate WC and an additional shower room for added convenience.

Continue to the top floor where you'll find three further spacious bedrooms. Two have private en-suite shower rooms, while the remaining bedroom is served by a separate bathroom located just off the landing. This floor offers excellent flexibility for multi-room bookings or potential use as owner accommodation.

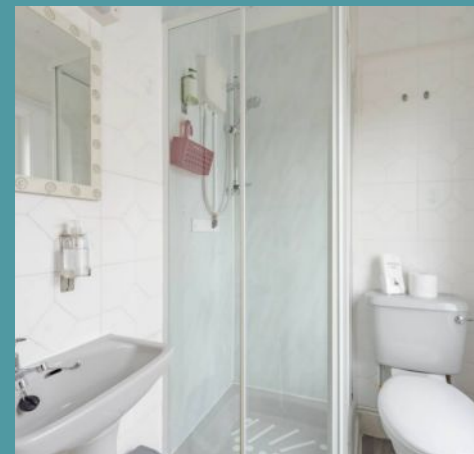
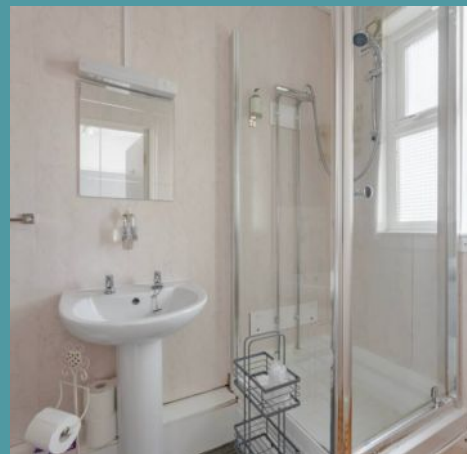
Outside, the property benefits from ample off-road parking with space for several vehicles, provided by a driveway, carport and detached garage, making day-to-day access simple for both owners and guests.

### Agents notes

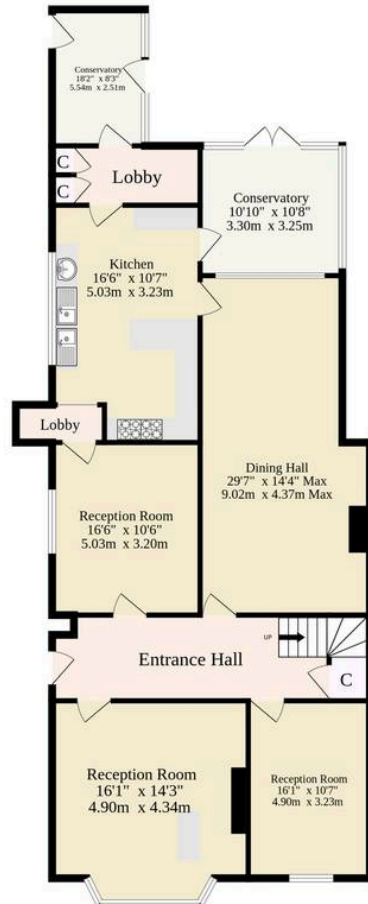
We understand that the property will be sold freehold, connected to all main services

Heating System- Gas Central Heating

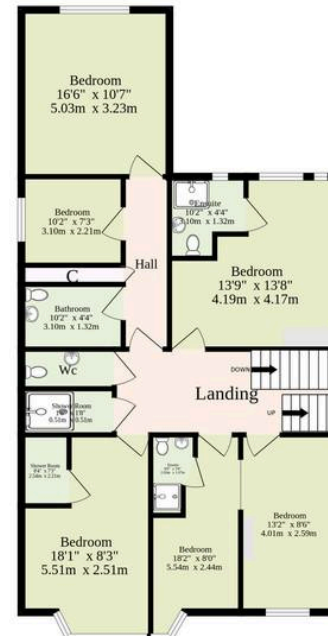
Council Tax Band- Business rate A



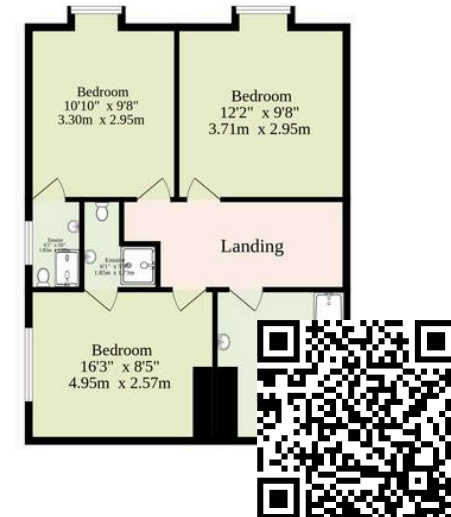
Ground Floor  
2070 sq.ft. (192.3 sq.m.) approx.



1st Floor  
1200 sq.ft. (111.5 sq.m.) approx.



2nd Floor  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 3970 sq.ft. (368.8 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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