



**\*SPACE THROUGHOUT THE HOME\*** Bycroft Estate Agents are delighted to present this modern, detached bungalow situated in a tucked away non-estate location close to the centre of the Broadland village of Martham. Offering flexible 4 double-bedroom accommodation with high quality fitted kitchen and bathroom, en-suite shower room to the principal bedroom; spacious sitting room with wood burning stove and conservatory. The property benefits from UPVC double-glazing and oil-fired central heating with gardens to the front and rear. The front laid mainly to lawn with driveway area and single garage providing off road parking for the property and rear garden laid mainly to lawn with paved patio providing ideal space for relaxing and entertaining. Internal inspection is highly recommended to fully appreciate the style and quality of the accommodation on offer.

#### ENTRANCE HALL

26' 5" x 3' 9" (8.05m x 1.14m) UPVC double-glazed door to front; loft access; double built-in airing cupboard.

#### SITTING ROOM

14' 2" x 14' (4.32m x 4.27m) UPVC French door conservatory; inset wood burning stove.

#### CONSERVATORY

14' 6" x 12' (4.42m x 3.66m) brick and UPVC construction with UPVC double-glazed windows to the rear and side aspect; UPVC French door to side; tiled flooring; freestanding sink unit with inset Belfast style sink with directional mixer tap over.

#### KITCHEN

17' 3" x 9' 11" (5.26m x 3.02m) fitted with a range of wall and base units with square edge work surfaces over; inset 4 ring hob with cooker hood over; built-in electric oven and microwave; inset 1½ bowl stainless steel sink with directional mixer tap over; integral dishwasher; space for fridge freezer; UPVC double-glazed door to side; UPVC double-glazed window to rear; tiled flooring.

#### BEDROOM 1

11' 5" x 9' 11" (3.48m x 3.02m) UPVC double-glazed window to front; door to:

#### EN-SUITE SHOWER ROOM

7' 4" x 5' 1" (2.24m x 1.55m) fitted with a white suite comprising of a low level wc, vanity hand wash basin with mixer tap (sink disconnected) and storage cupboards below; corner quadrant shower cubicle; sliding shower screen doors and wall mounted shower unit (not working) UPVC double-glazed window to side; extractor fan.

#### BEDROOM 2

10' 1" x 10' (3.07m x 3.05m) UPVC double-glazed window to front.

#### BEDROOM 3

10' x 9' 10" (3.05m x 3m) UPVC double-glazed window to side.

#### BEDROOM 4/DINING ROOM

9' 11" x 9' 1" (3.02m x 2.77m) UPVC double-glazed window to side.

#### BATHROOM

9' 11" x 6' 1" (3.02m x 1.85m) fitted with a white suite with low level wc, vanity hand wash basin with mixer tap and storage cupboards below; panel bath with mixer tap; shower screen, wall mounted shower unit over; fitted towel rail radiator; extractor fan; UPVC double-glazed window to side.

#### OUTSIDE

To the front of the property is a garden area laid mainly to lawn with mature trees and hedging, built-in nature pond, paved pathway, block pave driveway area providing off road parking for the property, single garage and fuel store area with wood shed. To the rear of the property is an enclosed garden laid mainly to lawn with established trees and shrubs, paved patio area provides ideal space for relaxing and entertaining, outside tap, BBQ area with pizza oven, side access path, raised beds, timber shed and side access gate.

#### AGENTS NOTE

We have been informed by the owner the oil boiler is currently working but is unserviceable following an emergency repair in December. In the en-suite bathroom, the shower is not working (no pump), and the sink has been disconnected due to a leak. The toilet is still functional.

#### COUNCIL TAX

This property is currently listed as Band D.

#### VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

