



Blenheim Avenue, Martham - NR29 4TW



Blenheim Avenue

Martham, Great Yarmouth

CONSIDERABLY EXTENDED and UPDATED recently, this SEMI-DETACHED house boasts a generous and VERSATILE floor space measuring a little over 1245 Sq. ft (stms). With many improvements including a NEW ROOF in 2021, brand new uPVC double glazed windows and doors as well as a MODERN KITCHEN and generous LOFT CONVERSION making this space ideal for busy modern family living. The ground floor continues to contain an open 18' SITTING/DINING ROOM, W.C and UTILITY room. Across two floors, FIVE BEDROOMS can be found with all having use of the family bathroom and in the larger dormer extension, a newly fitted EN-SUITE. The rear garden is FULLY ENCLOSED and PRIVATE while OFF ROAD PARKING can be found in front of the GARAGE with EV charging and solar panels on the roof, adding to the recent additions making this home extremely affordable to run.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached House
- Considerably Updated & Extended
- Dual Aspect Loft Conversion with En-Suite
- Updated Kitchen & Utility Room with W.C
- Five Bedrooms
- Generous Sitting/Dining Room
- Off Road Parking & Garage
- Solar Panels & EV Charger

The East Coast village of Martham offers a wealth of local amenities including shops, schooling, doctors surgery and a library. Regular bus links provide access to the nearby town of Great Yarmouth, whilst excellent road links provide access to the A47. Sandy beaches can be found at Winterton approximately three miles distant. The village retains part of its traditional charm with village green and pond and borders the Norfolk Broads National Park.

SETTING THE SCENE

The property can be found towards the end of a quiet cul-de-sac with off road parking located at the front of the house and in front of the garage. Walking through the timber gates will lead you towards the front door with electric vehicle charging point and garden wrapping around the front.



THE GRAND TOUR

Stepping inside you are first met with the central hallway, complete with engineered wood flooring newly laid underfoot, electric radiator and handy coat storage cupboard to your right. Turning to your right again you can find the ground floor two piece WC complete with a frosted front facing window and utility area with door opening into the front and plumbing for a washing machine. From here the kitchen can also be accessed where a 2022 fitted kitchen features a range of wall and base mounted storage units with tiled flashbacks and ample room for appliances such as a American style fridge/freezer, electric oven and hob with extraction above and plumbing for a dishwasher. The main living space on the ground floor features the same engineered wood flooring as in the hallways with a large open floor space ideal for a formal dining table and sizeable sitting room suite with electric radiators and all newly installed uPVC double glazed windows with uPVC double glazed sliding doors taking you directly into the rear garden and conservatory space. The first floor landing grants access to four of the bedrooms as well as the three piece family bathroom suite. This room with some careful modification could easily be updated and turned into a four piece suite however currently houses a shower over the bath with wall mounted heated towel rail. The two larger bedrooms on the first floor are found on the same side of the property. The larger currently serves as a children's playroom and was formerly the main bedroom before the extension was added and the room next door currently serves as a dress room and office with a rear facing aspect into the rear garden with both being covered with carpeted flooring. The two smaller bedrooms on this floor coming towards the front of the property again both with carpeted flooring, uPVC double glazed windows and electric radiators making them ideal larger single bedrooms.

Heading to the second floor, a brilliantly well lit main bedroom can be found with a generous carpeted floor space ideal for a large double bed and additional soft furnishings and free standing storage solutions with access to additional eave storage and use off its own en-suite shower room complete with a fully tiled surround walk in shower and Velux window allowing natural light to pour into the room.

FIND US

Postcode : NR29 4TW

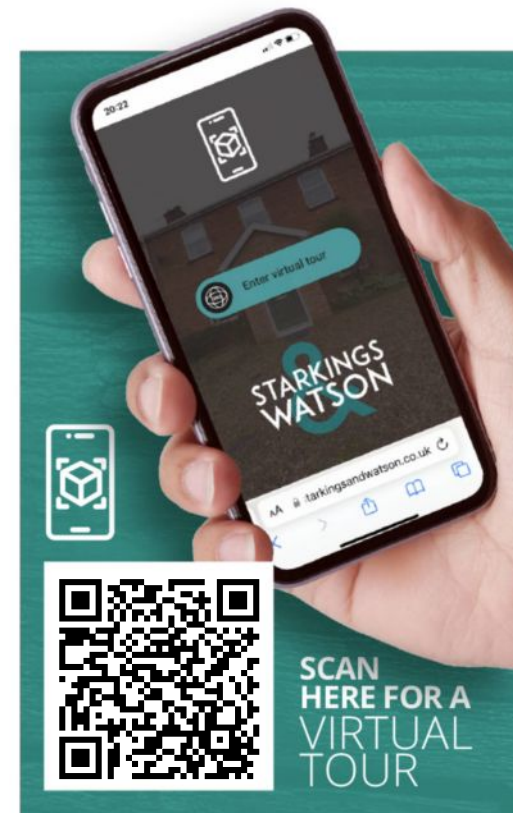
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property benefits from an EV Car Charger & Solar Panels



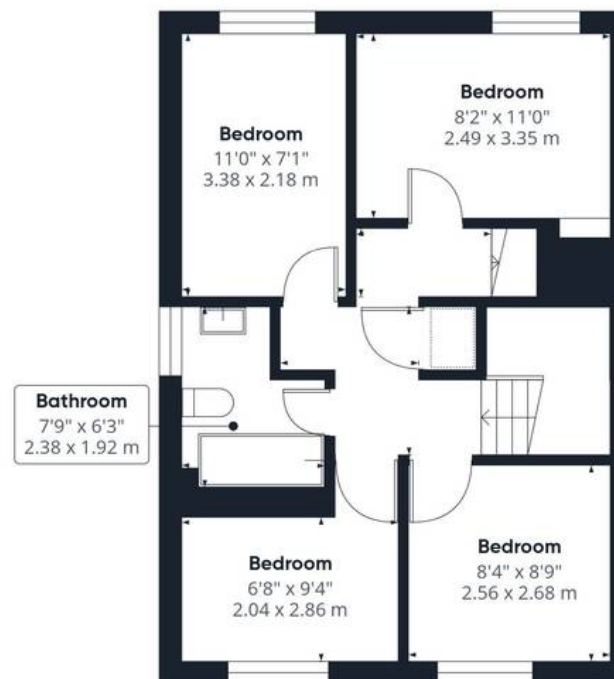




THE GREAT OUTDOORS

The rear garden is fully enclosed on both sides and to the rear and predominantly laid to lawn. This space opens to offer a wooden decked seating area with pergola above and patio hard standing for a shed or potential seating area. There is access directly to the front of the property via a swinging Iron gate.





Approximate total area⁽¹⁾

1264 ft²

117.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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