



Somerton Road, Martham - NR29 4NZ





## Somerton Road

Martham, Great Yarmouth

Sitting opposite rolling farmed fields, this GROUND FLOOR FLAT is brilliantly positioned to enjoy the rural setting while all local amenities and public transport links are within walking distance. With a PRIVATE GARDEN to the front of the property in an attractive yet LOW-MAINTENANCE condition taking you towards the communal entrance where the property can be found on the ground floor. A generously sized SITTING/DINING room is perfectly situated to enjoy the FIELD VIEWS beyond as too is the KITCHEN, with ample storage space. A NEWLY FITTED BATHROOM sits towards then end of the hallway where integrated storage can also be found with ONE DOUBLE BEDROOM at the rear of the property also.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

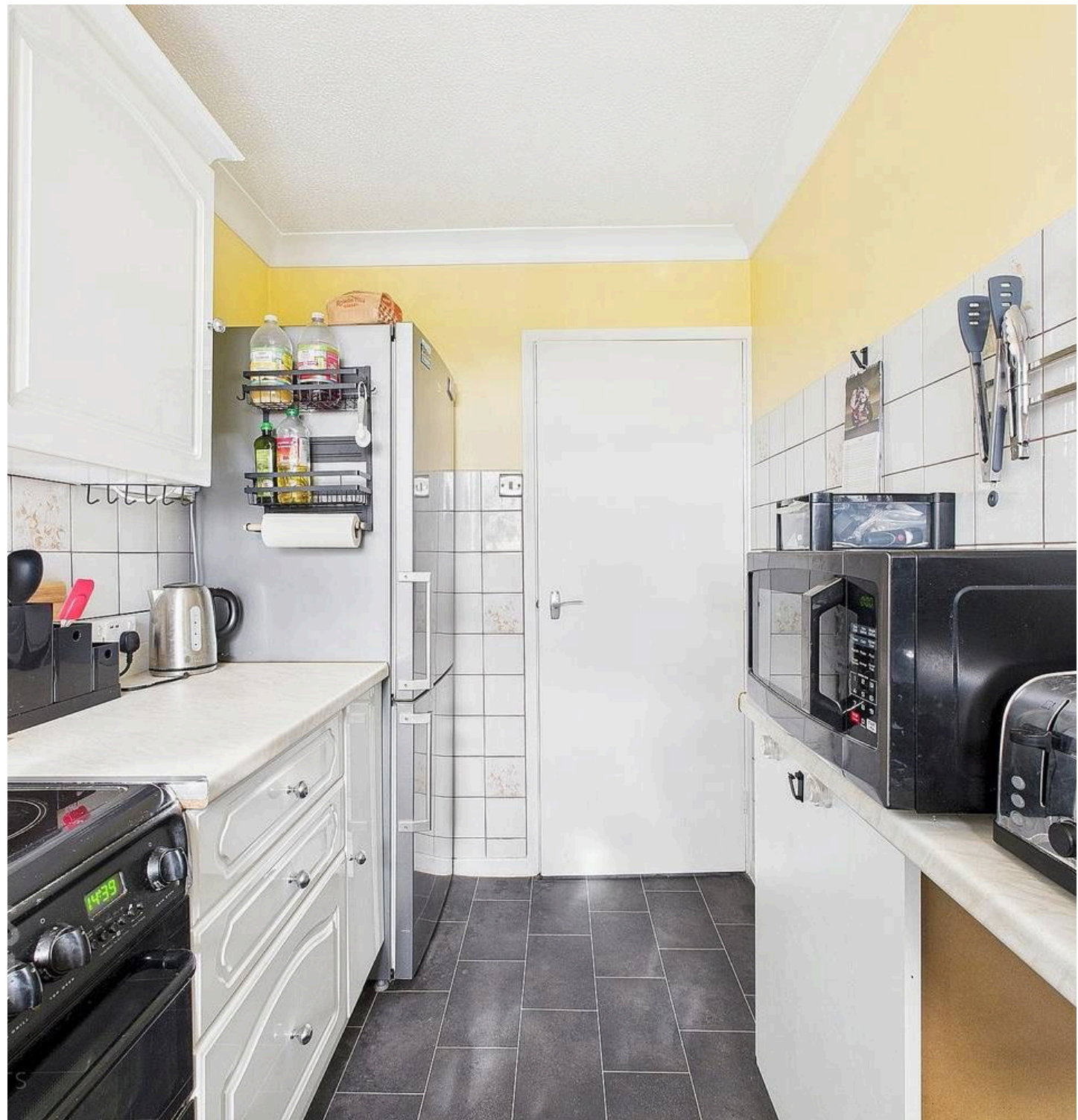


- Ground Floor Flat
- Sitting Opposite Farmed Fields
- Short Walk To All Local Amenities & Public Transport Link
- Newly Fitted Bathroom
- Generous Sitting/Dining Room
- One Double Bedroom To The Rear
- Private Low-Maintenance Garden Space
- Ideal First Time Buy or Investment

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 sitting adjacent to rolling farmed fields where a low level brick wall gives way to the path taking you into the communal portion of the property where a private garden to the right hand side can be found in a low maintenance state.



## THE GRAND TOUR

Turning to your right from the ground floor hallway you will find yourself within the lobby of the property which grants access to all living accommodation as well as two handy built in storage cupboards with all wooden effect flooring laid underfoot. Immediately to your right is the kitchen fitted with a mixture of wall and base mounted storage units with tiled splashbacks and uPVC double glaze window encapsulating the view of the fields beyond. There is room within this space for freestanding appliances such as an oven and hob with extraction above, tall fridge/freezer and inset chrome sink. Sitting just through from this space is the well lit sitting/dining room complete with a bright and airy décor. The open floor space is conducive to a choice of potential layouts where both a sitting and dining room suite could easily be accommodated with a wall mounted storage heater. Turning to your left and stepping past the larger of the storage cupboards is a newly fitted bathroom suite complete with a fully tiled surround and laminate flooring, with a shower head mounted over the bath and additional vanity storage. Finally, the double bedroom also sits towards the end of the hallway with all carpeted flooring leaving ample room for a large double bed and additional storage solutions with a wall mounted storage heater and double glazed window looking out towards the rear of the property.

## FIND US

Postcode : NR29 4NZ

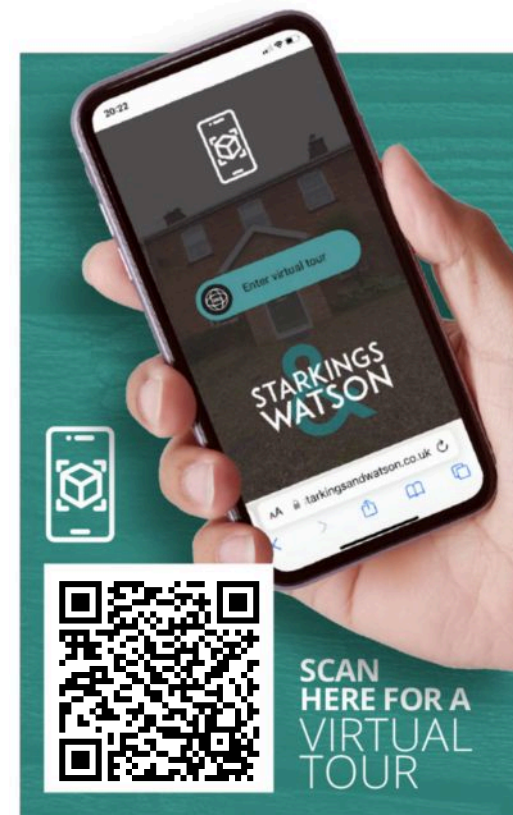
What3Words : ///skate.campers.propelled

## VIRTUAL TOUR

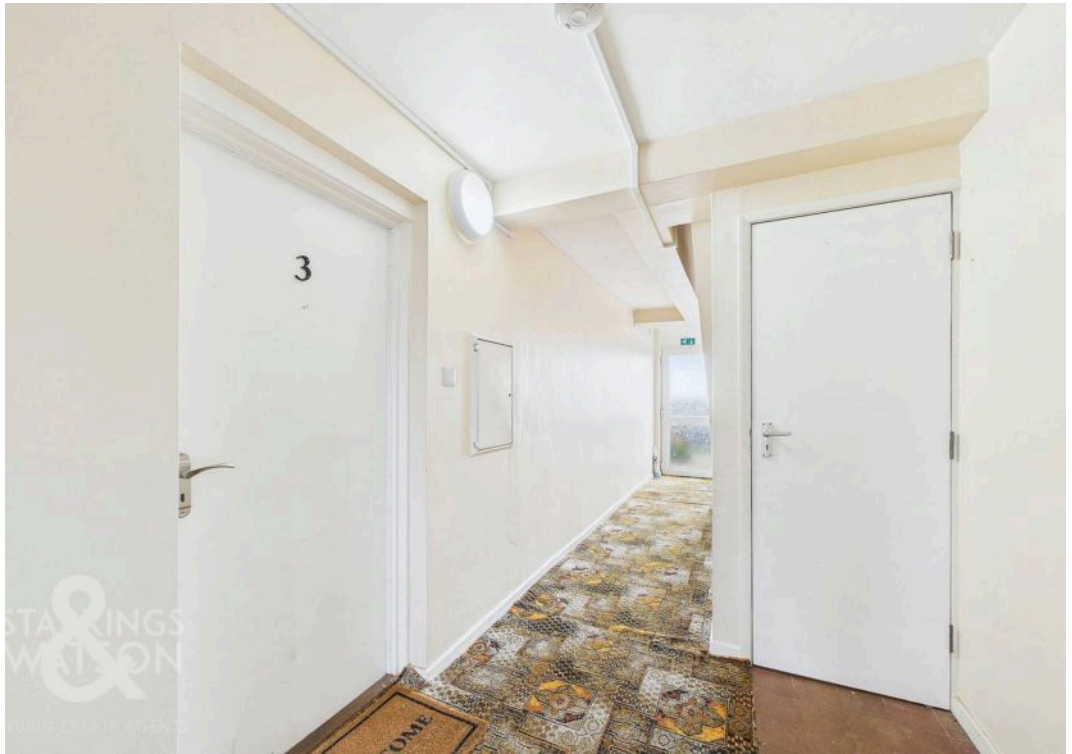
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property is offered on a leasehold basis where there is a remaining term of the lease of 951 years. There is currently a ground rent of £10 per year and service charge of approximately £270 per year, this charge does include £90 for buildings insurance also.











## THE GREAT OUTDOORS

The garden space for this home comes to the front, all low maintenance with a flagstone patio creating the ideal space to sit and enjoy the rolling views beyond where colourful planting borders can be found to add vibrancy to the space.





39.82 m<sup>2</sup>

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360





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