



Black Street, Martham - NR29 4PR



Black Street

Martham, Great Yarmouth

Situated just a stones throw from the NORFOLK BROADS and stunning golden COASTLINE is this CHARACTERFUL DETACHED HOME boasting a separate SELF-CONTAINED ANNEX with THREE BEDROOMS, shower room, DUAL ASPECT SITTING ROOM and open KITCHEN/DINING ROOM. The main residence offers THREE RECEPTION ROOMS in total including a 24' DUAL ASPECT sitting room with exposed red brick INGLENOOK FIREPLACE and a MODERN FITTED KITCHEN to the rear with QUARTZ WORK SURFACES and INTEGRATED APPLIANCES. The first floor landing takes you towards FOUR ADDITIONAL BEDROOMS making seven in total, adding to the VERSATILITY of this stunning home with a large BATHROOM and remodelled ground floor WC. Externally, the property benefits from a GENEROUS PLOT bordered by mature trees and hedges giving colour and privacy with open COURTYARD SEATING AREA overlooking the serene church setting through the tree line.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Detached Characterful House
- Attractive & Colourful Setting With Stunning Church Views
- Separate Three Bed Self Contained Annexe
- Over 2500 Sq. Ft Of Living Accommodation
- Four Reception Rooms In Total
- Four Bedrooms In Main Residence Making Seven In Total
- Generous Plot With Private Garden & Courtyard
- On The Doorstep To The Norfolk Broads & Stunning Coastline

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 just set back from the street with tall mature trees and colourful planting borders creating privacy and vibrancy. A tarmac driveway leads you down towards a second brick weave drive suitable for the parking of multiple vehicles, with access coming to both the annex and the main living accommodation.



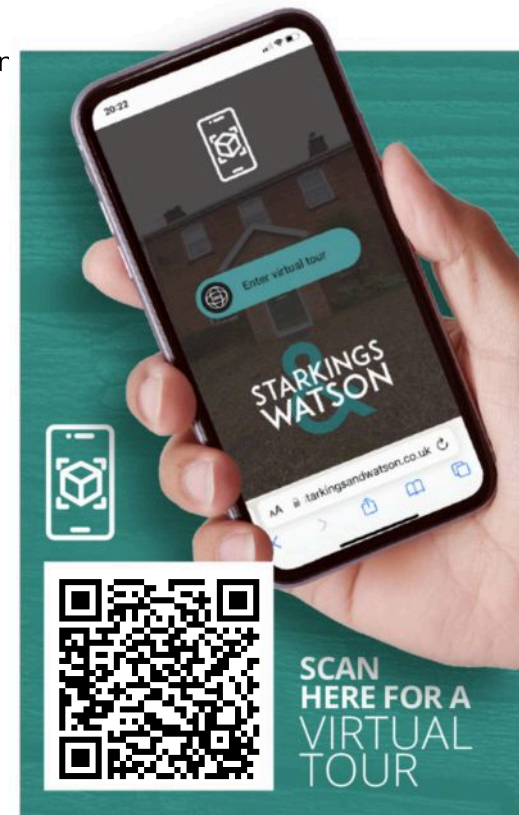
THE GRAND TOUR

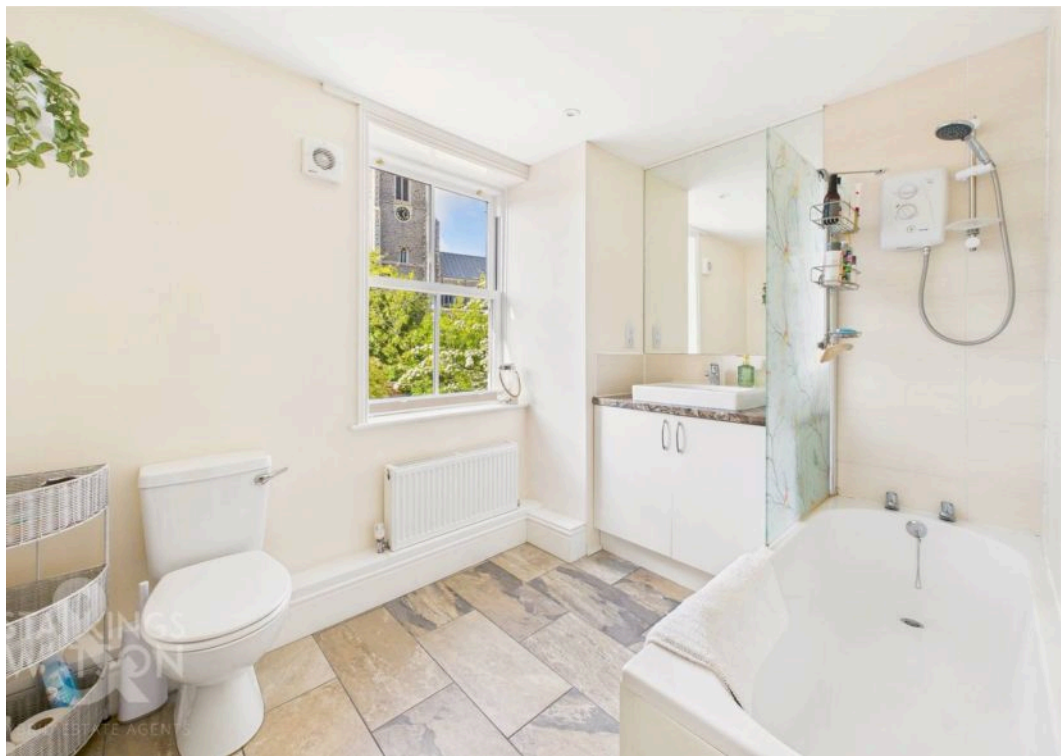
Stepping in through the front door into the main residence, a small entrance lobby allows access to all living accommodation on the ground floor in a free flowing manner with stairs for the first floor directly ahead. Turning to your right a characterful 24' dual aspect living room will initially greet you with exposed red brick inglenook fireplace giving way to a wood burning stove with exposed wooden beams on the ceiling and all carpeted flooring. The floor space is large enough for a potential choice of soft furnishings and layouts with double glazed sash windows to the front of the home and uPVC double glazed at the rear. The opposite side of the entrance takes you through to the larger of the dining rooms. This space too has double glazed sash windows at the front of the home with handy under the stair storage space opening up to allow room for a formal dining table whilst just beyond sits a secondary dining room perfect for a more intimate setting or to be potentially used as a home office or playroom if desired. Just through from here and in between the sitting room is a remodelled downstairs WC complete with additional vanity storage, modern tiled splashbacks and a large floor to ceiling airing cupboard. Through from the smaller of the dining rooms is a recently updated kitchen complete with a wide range of wall and base mounted storage units which in turn give way to integrated appliances which include dual eye level ovens, hob with extraction above and fridge/freezer whilst leaving room and plumbing for a washing machine and dishwasher with all quartz work surfaces and extended breakfast bar seating space.

The first floor landing splits to allow access into four well proportioned double bedrooms as well as the three piece family bathroom suite generous in size with double glazed stash window overlooking the gardens and church beyond with low level wall mounted radiator and electric shower mounted over the bath with glass screen. The two larger of the bedrooms sit towards the front of the home with the first coming to your left with two double built in wardrobes set upon all carpeted flooring leaving ample room for a large double bed with handy open storage space sat just beyond the bed and access to the loft coming from this space. The second room sits on the adjacent side of the home, similar in size, this space too offers double built in wardrobes with a front facing window and large open carpeted floor space. The two smaller bedrooms sit towards the rear of the home either side of the bathroom with the slightly larger occupying a dual facing aspect allowing

natural light to flood the room. This room too encapsulates the church views at the rear of the home with large floor space for a double bed and soft furnishings whilst the smaller of the rooms could still accommodate a double bed currently used as an additional dress room with all carpeted flooring and double glazed windows to the outside.

Accessed both from the rear courtyard or to the front of the home is a separate self contained annex is the ideal for those seeking multi-generational living, additional income via a holiday let or simply looking for additional space where the central hallway allows access to all the additional living accommodation as well as ample built in storage cupboards throughout the hallway space. Initially turning to your left the open kitchen/dining room can be found again with a wide array of wall and base mounted storage units including dual integrated ovens with hob and extraction above whilst leaving room for additional freestanding appliances such as a washing machine, tumble dryer, dishwasher and fridge/freezer. Just off from the kitchen is the accessibility friendly shower room complete with all non-slip flooring and wall mounted shower with a tall glass screen predominantly tiled with a wall mounted heated towel rail and front facing window. Back to the central hallway where three bedrooms can be found in the annex, the smaller of the three coming just next to the main access door with front facing double glazed window and all carpeted flooring whilst the second room sits slightly further down the hall with views into the rear garden and built in wardrobe. The larger sits at the very rear of the property with double built in wardrobes and large open carpeted floor space. Finally just off at the end of the hallway is the dual aspect sitting room with French doors opening into the rear garden patio with wood burning fire set in the corner of the room leaving ample space for additional soft furnishings.







THE GREAT OUTDOORS

The outside garden space is set up in two separate areas with the front of the garden being more open with a large timber shed at the front of the property. The open lawn space reaches up beyond with tall mature privacy giving trees set at the very rear of the home. A fully enclosed section comes towards the very rear of the home again bordered by colourful mature shrubs and trees, with views of the church sat just beyond through the tree line. The large lawn space is ideal for families and friends to enjoy whilst an open courtyard creates the perfect spot to sit and enjoy the summer sunshine, bordered with multiple raised planting beds and colourful borders, adding vibrancy to the space making the ideal evening seating area. There are also multiple outbuildings, including a boiler room and two external brick storage sheds.

FIND US

Postcode : NR29 4PR

What3Words : ///deep.ranks.slowness

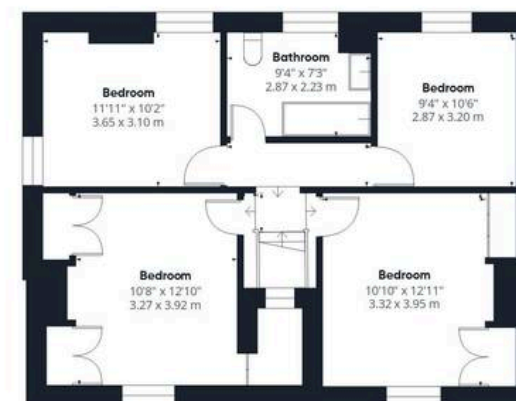
VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2553 ft²

236.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

GIRAFFE360



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