



The Green, Martham - NR29 4PA



The Green

Martham, Great Yarmouth

Sitting opposite this picturesque VILLAGE GREEN sits a DETACHED HOME spanning over 1830 Sq. Ft (stms) all beautifully presented due to a recent FULL RENOVATION including updated bathroom suites, BRAND NEW KITCHEN with INTEGRATED APPLIANCES and OIL HEATING system alongside solar panels to help with those modern living costs. This former village bank boasts TALL CEILINGS and large open living spaces to include the main living area spanning over some 40' in length comprising the sitting, dining and family rooms alongside the kitchen. Just behind this, the first two of FOUR DOUBLE BEDROOMS can be found alongside a FOUR PIECE FAMILY BATHROOM and newly updated EN-SUTIE SHOWER ROOM to the rear bedroom. The first floor leads to two further double bedrooms and a stunning shower room complete with suspended ceiling. Access from the rear bedroom takes you on to a reinforced ROOF TERRACE, giving an endless amount of potential uses of this private space.



The rear garden is FULLY ENCLOSED and offers a raised wooden deck seating area, lawn space and colourful planting borders where a DETACHED DOUBLE GARAGE sits at the very bottom with further OFF ROAD PARKING behind.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached House Opposite Village Green
- Open Plan Living Space Measuring Over 40'
- Over 1830 Sq. Ft Of Fully Renovated Internal Living Space
- Updated Oil Heating System & Added Solar Panels
- Four Bedrooms Over Two Floors
- Four Piece Family Bathroom, Renovated Shower Room & En-Suite
- Generous Rear Garden Plus Roof Terrace Space
- Driveway & Double Garage

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 borders the Norfolk Broads National Park.



SETTING THE SCENE

The property can be found set back from the street sitting opposite this beautiful village green with access coming to all local amenities only a moment's walk from the front door. To the right hand side of the home a shared driveway leads you beyond the property towards a detached double garage at the very rear of the home with off road parking sat just beyond this.

THE GRAND TOUR

Once inside, a large central hallway is the first place to greet you laid with all wooden effect flooring, the space grants access to the stairs for the first floor as well as a handy storage cupboard to your right dipping down into a subfloor to offer further storage. Turning to your left from this hallway you will enter the main living space in the form of an open plan living area comprising the sitting, dining and family rooms leading through to the fully renovated kitchen. Immediately turning to your left is the versatile family living space laid with all hard wearing wooden effect flooring. The space is currently used as a games and entertainment area however could suit any purpose a new buyer may desire. The rest of the living area reaches out beyond this - laid with all carpeted flooring, this multi aspect living space allows natural light to flood the room from every corner and boasts a wood burning fire complete with a ceramic hearth to aid those cosier evenings. Stepping beyond the main living area, the kitchen can be found, made more open plan by the removal of walls. This space features a multitude of wall and base mounted storage units which in turn give way to integrated appliances which include an oven and hob plus tall fridge/freezer with chilled drinks fridge all set around solid wood work surfaces and wooden effect flooring. Stepping beyond a built in storage pantry cupboard, a secondary lobby can be found with rear access making this home potentially suitable for those seeking multi-generational living. Two bedrooms can be found as well as the four piece family bathroom suite with all tiled flooring, the space features an updated jet shower with tall heated towel rail.

The first of the double bedrooms is laid with all wooden effect flooring and has side facing uPVC double glazed windows. This room is more than large enough to accommodate a double bed with additional storage solutions whilst the second of the double bedrooms on the ground floor sits just behind this with French doors taking onto the rear garden patio and a recently updated en-suite shower room featuring low level radiator and frosted glass window to the rear.

The first floor landing grants access into both of the double bedrooms on the first floor as well as a stunning fully renovated shower room complete with large attractive tiling, herringbone flooring and a suspended ceiling with recessed lighting. This room also offers a tall heated towel rail with walk in rainfall shower unit. The larger of the double bedrooms sits towards the front of the home overlooking the green with tree lined views directly ahead, whilst the second bedroom sits towards the rear of the home, both of which are more than large enough to accommodate a double bed with additional storage solutions. Access comes to a unique and versatile extra living space through this rear bedroom where the reinforced roof terrace can be found overlooking the rear garden.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides with tall timber panel fencing and initially as you exit a raised wooden deck seating area is housed. Colourful planting borders sit towards the side of the garden to add colour and vibrancy whilst a lawn space is separated by a flagstone walkway taking you towards the detached double garage at the very rear of the garden complete with electric roller doors and further parking spaces sat behind.

FIND US

Postcode : NR29 4PA

What3Words : ///adopts.saturate.leaflet

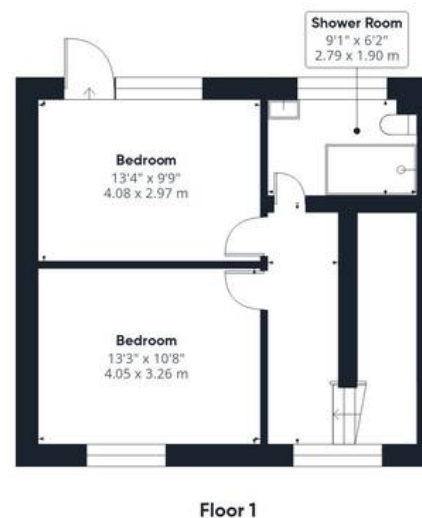
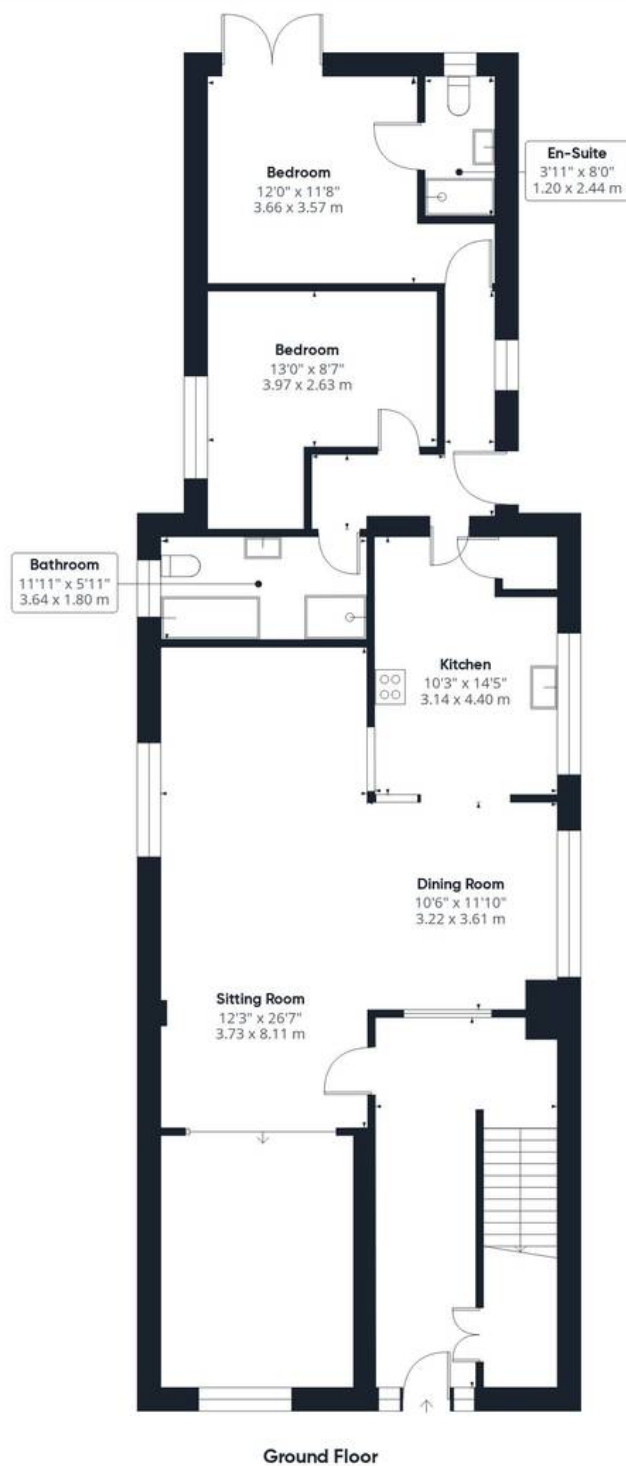
VIRTUAL TOUR

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

AGENTS NOTES

The driveway to the side of the home shares access with the Electric Utility company to allow for works to be done on the terminals behind the home.





Approximate total area⁽¹⁾

1839 ft²

170.8 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.

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