



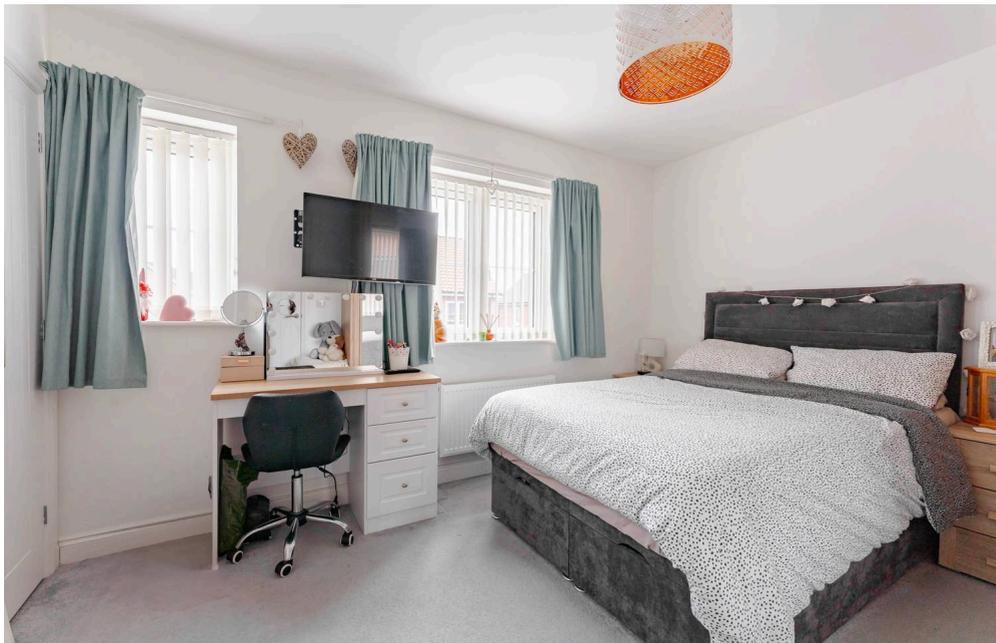
22 Rising Way, Martham - NR29 4RN

£82,500 Share of Freehold

Shared ownership of 33%. Presenting a well-maintained and thoughtfully designed two-bedroom semi-detached house, offered chain-free and providing comfortable living in a friendly neighbourhood. This home features two double bedrooms, a modern fitted kitchen, a bright lounge/diner, a contemporary family bathroom, and a convenient downstairs WC. Outside, there's an enclosed rear garden with a summer house and storage shed, along with off-road parking for two vehicles on the driveway. With easy access to the coast, including Winterton-on-Sea and Horsey, and regular public transport links to Great Yarmouth and Norwich, this property is ideal for those seeking a practical and well-located home.

Location

Rising Way is set in a peaceful part of Martham, a well-connected village surrounded by countryside and close to the Norfolk Broads. The area offers a strong sense of community, with a range of local shops, a pub, primary and high schools, and other everyday amenities nearby. With easy access to the coast, including Winterton-on-Sea and Horsey just a short drive away, and regular public transport links to Great Yarmouth and Norwich, this location is ideal for those looking for a quieter setting without losing connection to larger towns. The nearby nature reserves and scenic walks also make it a perfect spot for outdoor enthusiasts.



Agents notes

We understand that the property will be sold share of freehold, connected to mains services water, electricity and drainage.

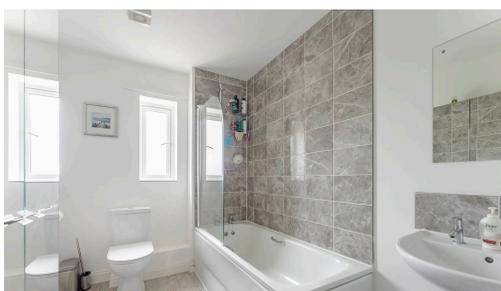
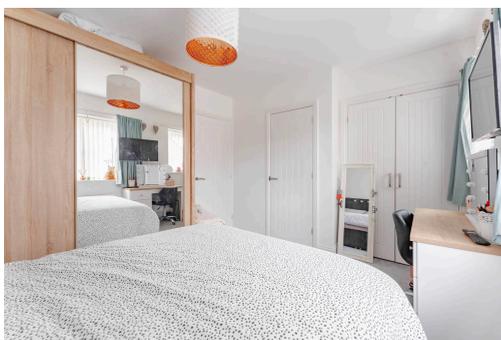
33% shared ownership

994 years remaining on the lease

Housing development in the area has been permitted, which may affect the property

Heating system- Air Source Heat Pump

Council Tax Band- B



Rising Way, Martham

Upon stepping inside through the inviting entrance hall, you are greeted by a conveniently located WC and a practical under-stair storage cupboard, setting the tone for the property's functional layout.

The modern fitted kitchen boasts stylish gloss cupboards and ample wood-effect counter space, offering a functional area for meal preparation. Its clean, contemporary design creates a welcoming environment for cooking and enjoying everyday meals.

Moving through, you'll find the bright lounge/diner. This room offers a comfortable space for both relaxation and dining, with natural light coming in through the window. A door leads conveniently to the rear garden, providing easy access to enjoy the outdoor space during the warmer months.

Venturing upstairs, two generously sized double bedrooms await, offering comfortable spaces for rest and everyday living. One of the bedrooms benefits from built-in cupboards, providing useful storage.

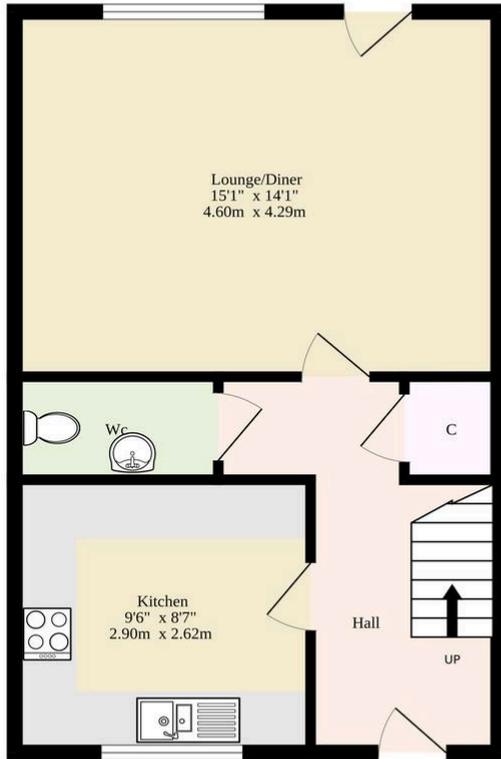
Completing the upper level is the contemporary family bathroom, featuring a panelled bath with a shower over, stylish tile surround, and wood-effect flooring that exudes elegance and practicality.

Outside, the low-maintenance enclosed rear garden provides a peaceful space for outdoor enjoyment, with a paved seating area and a section laid to lawn for greenery. The garden also features a versatile summer house and a convenient storage shed, catering to various lifestyle needs.

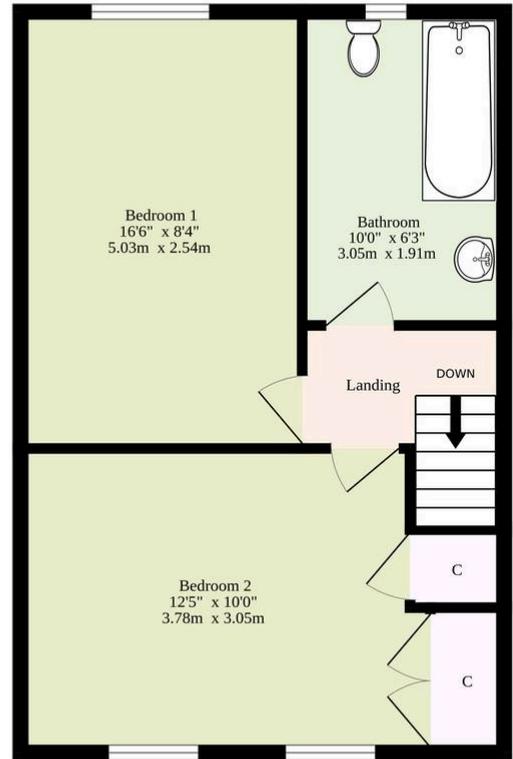
Off-road parking for two vehicles is available on the driveway.



Ground Floor
397 sq.ft. (36.9 sq.m.) approx.



1st Floor
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 829sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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