



## 6 Welbeck Avenue, Martham - NR29 4TA

£350,000 Freehold

Beautifully presented and generously proportioned, this detached three-bedroom bungalow offers flexible living across two floors in a peaceful and well-connected residential setting. Inside, you'll find a bright lounge with wood-effect flooring, a striking conservatory that extends the living space, and a well-appointed kitchen diner with a Rangemaster oven, integrated appliances, and French doors. A separate utility room adds practicality, while the ground floor also includes a stylish bathroom and a double bedroom with built-in storage. Upstairs are two further bedrooms, a WC, and additional storage. The private rear garden features a paved patio, artificial lawn, covered seating area, garden shed and workshop. Off-road parking is provided by the garage and driveway.

Located close to a Co-op, independent shops, cafés, takeaways and a medical centre, this is a fantastic family home with a strong sense of community.



## Location

Welbeck Avenue is set within the popular village of Martham, offering a peaceful residential setting with easy access to both local amenities and the wider Norfolk coast and Broads. Martham itself provides everything needed for daily life, including a Co-op supermarket, two schools (primary and high), a doctors' surgery, a library, and a range of independent shops, cafés, and takeaways. There's also a village green, two duck ponds, and scenic walking routes nearby, including paths leading to the River Thurne and Martham Broad. The coast is just a short drive away, with Winterton and Horsey offering sandy beaches and seal spotting. Well-connected by regular bus services and just over 10 miles from Great Yarmouth, this location is ideal for families, retirees or commuters looking for a well-equipped village lifestyle with countryside and coastline close at hand.



## Agents notes

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

Heating system- Oil Central Heating

Council Tax Band- C





## Welbeck Avenue, Martham

Step into the entrance hall where tiled flooring runs underfoot, setting a practical tone for this well-kept home. The hall includes access to a useful under-stairs storage cupboard and stairs leading to the first floor.

To the front, the lounge is a bright and welcoming space with a large window that fills the room with natural light. Wood-effect flooring and character wallpaper add warmth and charm, creating an ideal setting for both relaxing and entertaining.

At the heart of the home, the well-appointed kitchen and dining area offers a functional and attractive layout. It features a generous range of fitted cupboards, ample worktop space, a Rangemaster oven, integrated dishwasher, space for a fridge freezer, tiled splashbacks and flooring, and a TV point. French doors lead into the conservatory—a spacious and light-filled room with tiled flooring, full-width windows, and another set of French doors that open directly onto the garden. It's a fantastic extension of the living space, perfect for dining, lounging or enjoying garden views year-round.

The separate utility room is fitted with additional cupboards and worktops, tiled flooring and splashbacks, providing a useful space for laundry and storage. A ground-floor double bedroom includes a built-in sliding door wardrobe and wood-effect flooring, ideal for guests or multigenerational living. The family bathroom completes this level, offering tiled flooring, partially tiled walls, a bath with shower attachment and a wall-mounted open shower.

Upstairs, the landing leads to a convenient WC and a built-in storage cupboard. Two further bedrooms can be found on this floor, both finished with soft carpet. The main bedroom is generously sized and features a built-in wardrobe with sliding doors along with access to eaves storage. The second upstairs bedroom also enjoys natural light and would suit a variety of uses, including a child's bedroom or home office.

The home is fully double glazed throughout.

Outside, the rear garden is private and low maintenance. A paved patio provides the perfect area for outdoor dining or entertaining, while the artificial lawn ensures easy upkeep. Mature borders add greenery and interest, and a covered seating area offers a sheltered spot to enjoy the garden. A garden shed provides extra storage, and a separate workshop is ideal for hobbies or DIY projects.

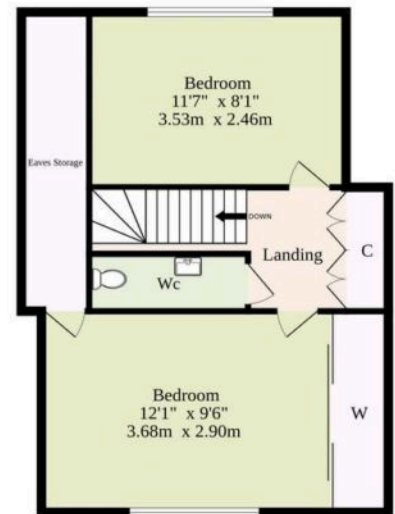
To the front, the driveway and garage offer ample off-road parking, completing this versatile home in a peaceful residential setting.



Ground Floor  
1010 sq.ft. (93.8 sq.m.) approx.



1st Floor  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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