



11 Somerton Road, Martham - NR29 4QF

£450,000 Freehold

Positioned in the well-connected village of Martham, this modern and beautifully presented detached home offers generous and adaptable living space with a wealth of character. Field views can be enjoyed from multiple rooms, and the interior combines classic features such as exposed beams and brick fireplaces with a high-quality contemporary finish. The ground floor includes three reception rooms, one of which offers flexibility as a fourth bedroom, along with a re-fitted Shaker-style kitchen and a standout shower room. Upstairs, there are three spacious double bedrooms and a stylish family bathroom. Outside, the home enjoys a large enclosed garden, a detached double garage with a loft room, and a brick weave driveway providing ample parking.

Location

Somerton Road enjoys a desirable position on the edge of Martham, a well-served village surrounded by scenic countryside and close to the Norfolk Broads. Residents benefit from a range of local amenities including shops, pubs, a primary and secondary school, and a doctor's surgery. The village also offers access to picturesque walking routes, particularly around the nearby Martham Broad Nature Reserve. Just a short drive away, the sandy beaches of Winterton-on-Sea and Horsey provide a stunning coastal escape, while easy road links connect the area to Great Yarmouth and Norwich for wider shopping and transport options.

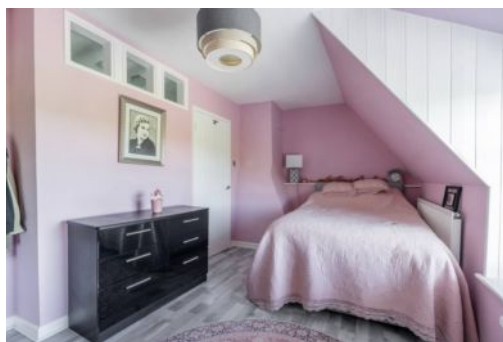


Agents notes

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- D



Somerton Road, Martham

Step through the stable-style front door into the kitchen, a stylish and well-appointed space featuring recently re-fitted Shaker-style units, solid wood worktops, and a ceramic sink with mixer tap. A tiled backsplash complements the cabinetry, while feature tiling around the breakfast bar adds a subtle touch of character. Exposed wood ceiling beams enhance the charm of the room, and a breakfast bar offers a convenient spot for casual dining. Integrated appliances include an electric oven, ceramic hob, extractor, and dishwasher. The kitchen also enjoys field views to the front, offering a peaceful rural outlook. From the kitchen, continue into the hallway, where parquet flooring adds warmth and character. A door at the rear provides access to the garden, and there's a useful under-stairs cupboard, rear-facing window, radiator, and stairs to the first floor.

The lounge is a generous, light-filled space with a dual aspect, offering a front window and French doors with side panels leading to the rear garden. A striking brick-built fireplace with a timber mantel and brick hearth forms the inviting focal point. Character features include tiled flooring, exposed ceiling beams, tasteful wallpaper, and a built-in cupboard for storage. The room also benefits from wall lighting and a door leading through to a separate sitting room. This additional reception space extends the living area and is filled with natural light from windows to the front and side, with French doors leading to the rear garden. It features parquet flooring and a brick fireplace, making it a comfortable and versatile room for everyday use or entertaining.

A third reception room sits off the hallway, currently used as a dining room, it could equally serve as a ground floor bedroom. The space features a front-facing window, French doors opening onto the rear garden, exposed beams, a built-in cupboard, and tiled flooring. Also on the ground floor is a beautifully finished shower room, styled with tiled walls and floor, a floor drain with overhead shower, pedestal basin, low-level WC, heated towel rail, and a roof window bringing in natural light.

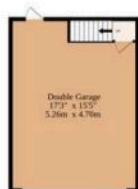
Upstairs, the landing includes a useful storage cupboard and provides access to three spacious double bedrooms, with the main enjoying built-in wardrobes and far-reaching countryside views. This floor is well laid out for family living, offering plenty of room for furnishings and storage. The stylish family bathroom is finished with tiled walls and flooring and features a white suite comprising a tiled-in bath with mixer tap and shower attachment with shower screen, pedestal hand wash basin, low-level WC, two heated towel rails, and ventilation.

To the rear, the generous garden is fully enclosed and thoughtfully landscaped, mainly laid to lawn with well-stocked borders, a patio seating area, and a raised terrace tucked into the far corner — ideal for outdoor dining or relaxing. A timber shed is discreetly positioned to the side, and there's plenty of space for children to play or for further planting. The detached double garage is fully equipped with power, lighting, fitted units, plumbing for a washing machine, and a sink with mixer tap. A staircase leads up to a spacious loft room, ideal as a home office, studio, or hobbies space, with natural light and flexible layout options.

At the front, the property is approached on a brick weave driveway providing ample parking for multiple vehicles, with double timber gates offering secure access to the rear garden.



Double Garage
17'3" x 15'5"
5.26m x 4.70m



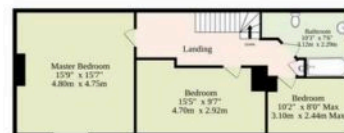
Loft Room/Office
17'4" x 9'8"
5.28m x 2.95m



Ground Floor
18'0" x 20'0" (approx.)



First Floor
17'0" x 15'0" (approx.)



TOTAL FLOOR AREA : 1953 sq.ft. (181.4 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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