

**Aldreds**  
Estate Agents



11a Somerton Road, Martham, NR29 4QF

£400,000









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# 11a Somerton Road

Martham, Great Yarmouth, NR29 4QF

- Spacious Extended Detached Bungalow
- Three Receptions
- Spacious Driveway, Carport & Workshop
- Popular Broadland Village
- Must be Viewed to be Appreciated!
- Three Bedrooms, One En Suite
- Generous Garden of Approx 0.3 Acre (STMS)
- Oil Central Heating
- Non Estate Position

Aldreds are pleased to offer this extremely spacious, detached bungalow offering accommodation of approximately 1342 Sq Ft including three bedrooms (one en suite), two receptions, a study, kitchen, shower room, boot room and utility room. The property sits in grounds of approximately 0.3 acre (STMS) and benefits from oil fired central heating, driveway parking and a car port. Early internal viewing is highly recommended to appreciate this nice located property in the popular Broadland village of Martham



## Entrance Hall

Part obscure glazed uPVC entrance door with glazed side panel, two radiators, power points, thermostat, loft access, doors leading off;

## Sitting Room 15'5" x 11'10" (4.7m x 3.63m)

Window to front aspect, two radiators, power points, television point, fireplace with tiled inset and wood-burning stove.

## Kitchen 13'8" x 9'11" at max (4.18m x 3.04m at max)

Window to rear aspect, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, two integrated electric ovens, ceramic hob, stainless steel chimney extractor, airing cupboard housing hot water cylinder, cupboard housing oil-fired boiler for hot water and central heating, opening to;

## Boot Room 11'4" x 8'5" (3.47m x 2.58m)

Windows to side and rear aspects, part-glazed door to rear garden, tiled flooring, a range of fitted units with rolled edge work surface, power points, doors leading off;







### Utility Room 7'8" x 3'10" (2.36m x 1.17m)

Windows to side and rear aspects, tiled flooring, ventilation, radiator, power points, plumbing for washing machine.

### Study 11'0" x 8'3" (3.36m x 2.54m)

Windows to front and side aspects, radiator, power points, cupboard housing electric fuseboard.

### Lounge 17'0" x 13'6" (5.2m x 4.14m)

With glazed patio doors leading to rear garden, brick built fireplace surround with a LPG gas coal effect fire and timer mantle, power points, television, wall lighting, radiator, telephone point.

### Shower Room

Two rear facing windows, radiator, low level WC, pedestal hand wash basin, shower cubicle.

### Bedroom 1 11'11" x 12'4" (3.64m x 3.78m)

Window to front aspect, radiator, power points.

### Bedroom 2 13'7" reducing to 10'7" x 10'8" at max (4.15m reducing to 3.23m x 3.27m at max)

Window to front aspect, radiator, power points, wall lighting.

## Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, following the signs for Martham, turn left onto Repps Road, Martham, continue into the village centre, proceed past the pond and continue as the road runs into White Street turning to the left and then Somerton Road as the road turns to the right. The property can be found a short way along on the left hand side, located by our 'For Sale' board.





### Bedroom 3 12'5" x 10'5" reducing to 6'9" (3.79m x 3.2m reducing to 2.06m)

Window to rear aspect, power points, radiator, door giving access to;

### En-Suite Shower Room

With part panelled walls, hand wash basin, low level WC, tiled shower cubicle with electric shower, radiator, ventilation.

### Outside

The property is approached with vehicular access via a shingle driveway providing ample parking and turning space for a number of vehicles, and ideal for boat or caravan storage. The driveway extends to the side of the property to an adjoining car port.

### Gardens

A particular feature of this property is the generous rear garden which is predominantly laid to lawn with a variety of pathways and paved patios, well-stocked with planting and shrubbery and mature tree planting. With the rear garden is a workshop building. The garden offers Attractive views towards Martham church.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: 'C'

### Energy Performance Certificate (EPC)

Rating 'E'

### Location

Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being on the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pub, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

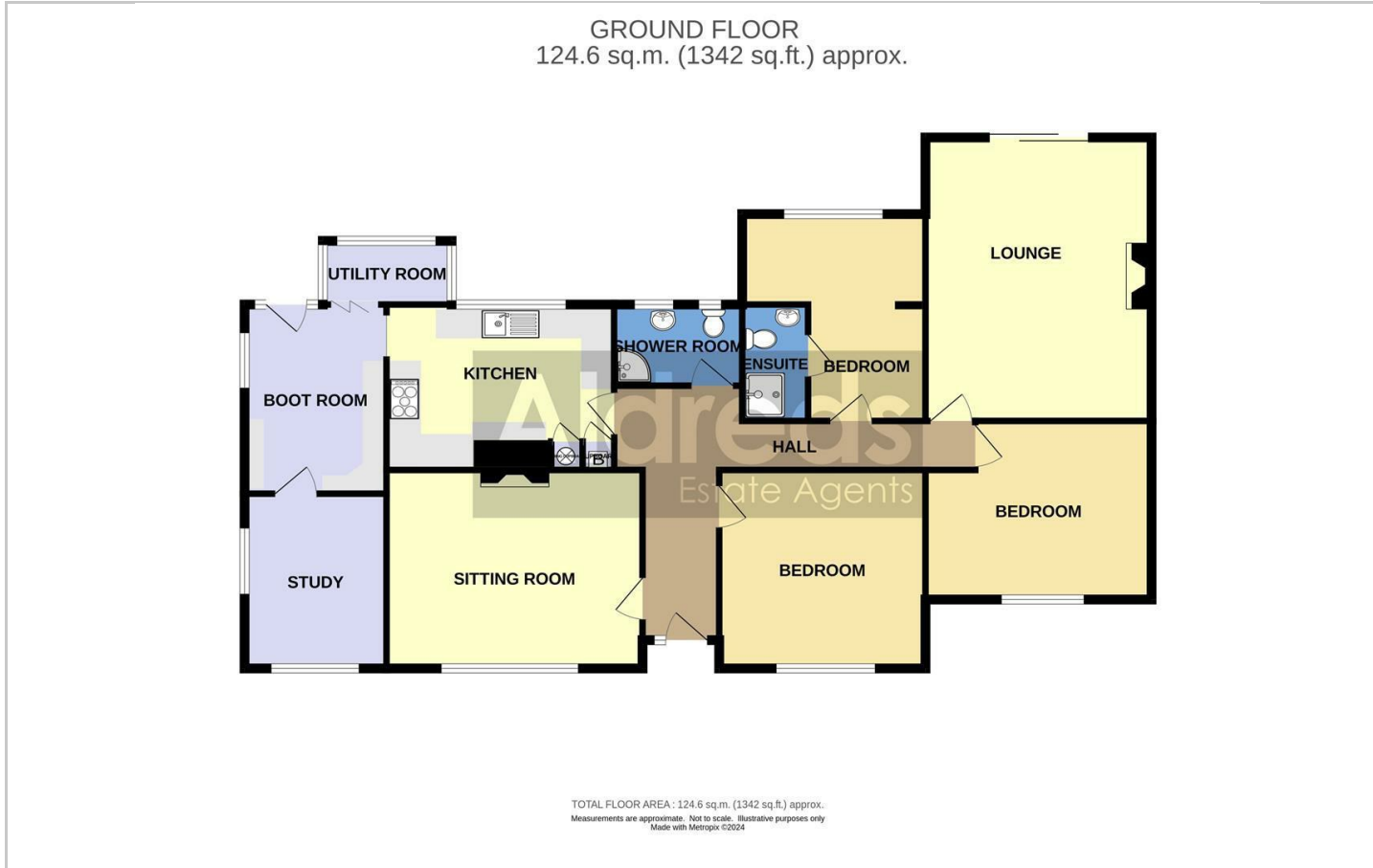
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PJL/S9772

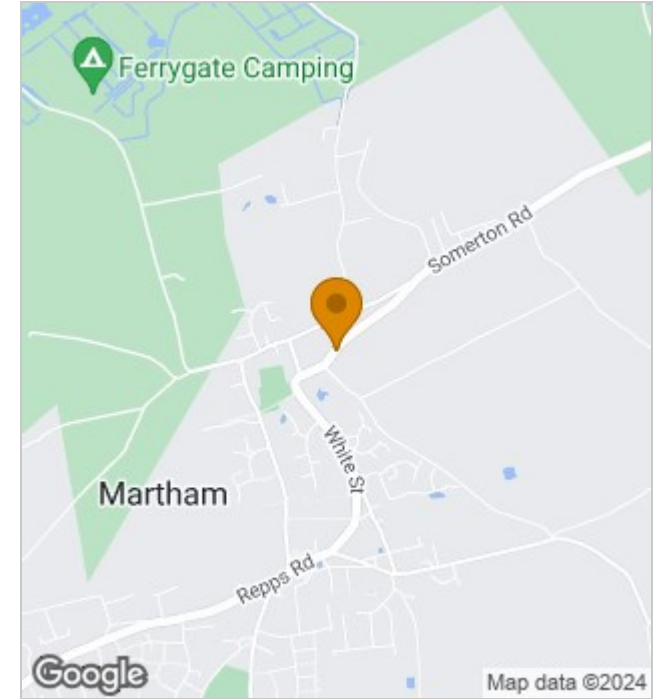




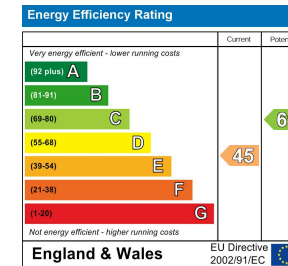
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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