

Aldreds
Estate Agents



4 Marsh Close, Martham, NR29 4UF

£375,000



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£375,000

4 Marsh Close

Martham, Great Yarmouth, NR29 4UF

- Spacious Detached House
- Lounge & Dining Room
- LPG Central Heating
- Driveway Parking & Garage
- Popular Broadland Village
- Four Bedrooms (Master En Suite)
- Conservatory
- Delightful Garden
- Beautifully Presented Throughout
- Must View to Appreciate!

Aldreds are delighted to offer this beautifully presented, four bedroom detached house, located in a pleasant cul-de-sac position within the popular Broadland village of Martham. The generous accommodation includes a lounge, dining room, conservatory, kitchen, utility, study, cloakroom, four bedrooms, master en suite and a shower room. The property has LPG central heating, beautifully presented gardens, driveway parking and an adjoining garage. This lovely modern house must be viewed to be appreciated.



Entrance Hall

Part glazed double entrance doors, radiator, stairs to first floor landing, power point, telephone point, doors leading off;

Cloakroom

Obscure glazed window to front aspect, pedestal hand wash basin, tiled backdrop, low level w.c., fitted cupboard.

Study 5'7" x 5'4" (1.72m x 1.64m)

Fitted units and shelving, power points.

Kitchen/Breakfast Room 14'7" x 14'7" at max (4.47m x 4.45m at max)

Rear facing window, built-in cupboard with additional incupboard doors giving access to under stairs storage, radiator, inset ceiling lighting, range of modern kitchen units with a rolled edge work surface, upstand and tiled splash back, central island unit with integrated breakfast bar, stainless steel sink drainer with mixer tap, integrated appliances including double oven, microwave, ceramic hob, stainless steel chimney style extractor, integrated fridge-freezer, power points, television point, dishwasher, door to dining room, door giving access to;





Utility Room 9'1" x 9'4" (2.77m x 2.87m)

Part glazed door to side, rear facing window, a range of fitted units with rolled edge work surface, tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, radiator, loft access, inset ceiling lighting, door giving access to garage.

Dining Room 12'8" x 8'8" (3.88m x 2.66m)

Glazed French doors leading from lounge, power points, radiator, sliding patio doors giving access to;

Conservatory 10'6" x 8'11" (3.22m x 2.74m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, glazed French doors to rear garden, wall lighting, wall mounted electric heater, power points.

Lounge 17'0" extending to 19'4" into bay x 12'8" (5.2m extending to 5.9m into bay x 3.88m)

Front facing bay window, power points, telephone point, pebble effect wall mounted remote control fire, radiators, door front entrance hall.

First Floor Landing

Loft access, power point, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Directions

From the 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 and proceed into the village, passing The Green, continue into White Street turn left into Bell Meadow and proceed a short way along, turning left into Marsh Close where the property can be found on the right hand side, located by our FOR SALE board.



Master Bedroom 14'2" x 9'7" (4.33m x 2.94m)

Window to front aspect, power points, television point, a range of fitted bedroom furniture with bedside lighting, door giving access to;

En-Suite Shower Room

Obscure glazed window to front aspect, fully tiled walls, fitted units housing hand wash basin with mono bloc tap, low level w.c. with enclosed cistern, tiled shower cubicle, ventilation, heated towel rail, inset ceiling lighting.

Bedroom 2 14'1" x 10'0" (4.3m x 3.06m)

Window to front aspect, radiator, power points, built-in wardrobe.

Bedroom 3 12'6" x 10'0" (3.82m x 3.06m)

Window to rear aspect, radiator, power points.

Bedroom 4 10'1" x 7'11" (3.08m x 2.43m)

Window to rear aspect, radiator, power points.

Shower Room

Obscure glazed window to side aspect, fully tiled walls and floor, built-in cupboard, heated towel rail, low level w.c., pedestal hand wash basin, panelled double size shower cubicle, ventilation, inset ceiling lighting.

Garage 20'1" x 9'5" (6.14m x 2.89m)

Front facing up and over door, side facing window, power, lighting and LPG boiler for hot water and central heating.

Outside

The property is approached with vehicular access via a brick weave driveway extending to the front of the property and leading onto the adjoining garage. The property offers a generous lawned front garden, beautifully maintained with an underground LPG storage tank for central heating supply. To the rear of the property is a beautifully landscaped garden, enclosed with close board panel fencing to boundaries with an attractive decked seating area accessed from the conservatory with timber and glass balustrade. The rear garden is predominately laid to lawn, well stocked shrubbery and planting to borders, timber garden store to side of the property, pedestrian gate giving access to the front.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: E.

Energy Performance Certificate (EPC)

EPC Rating: C.

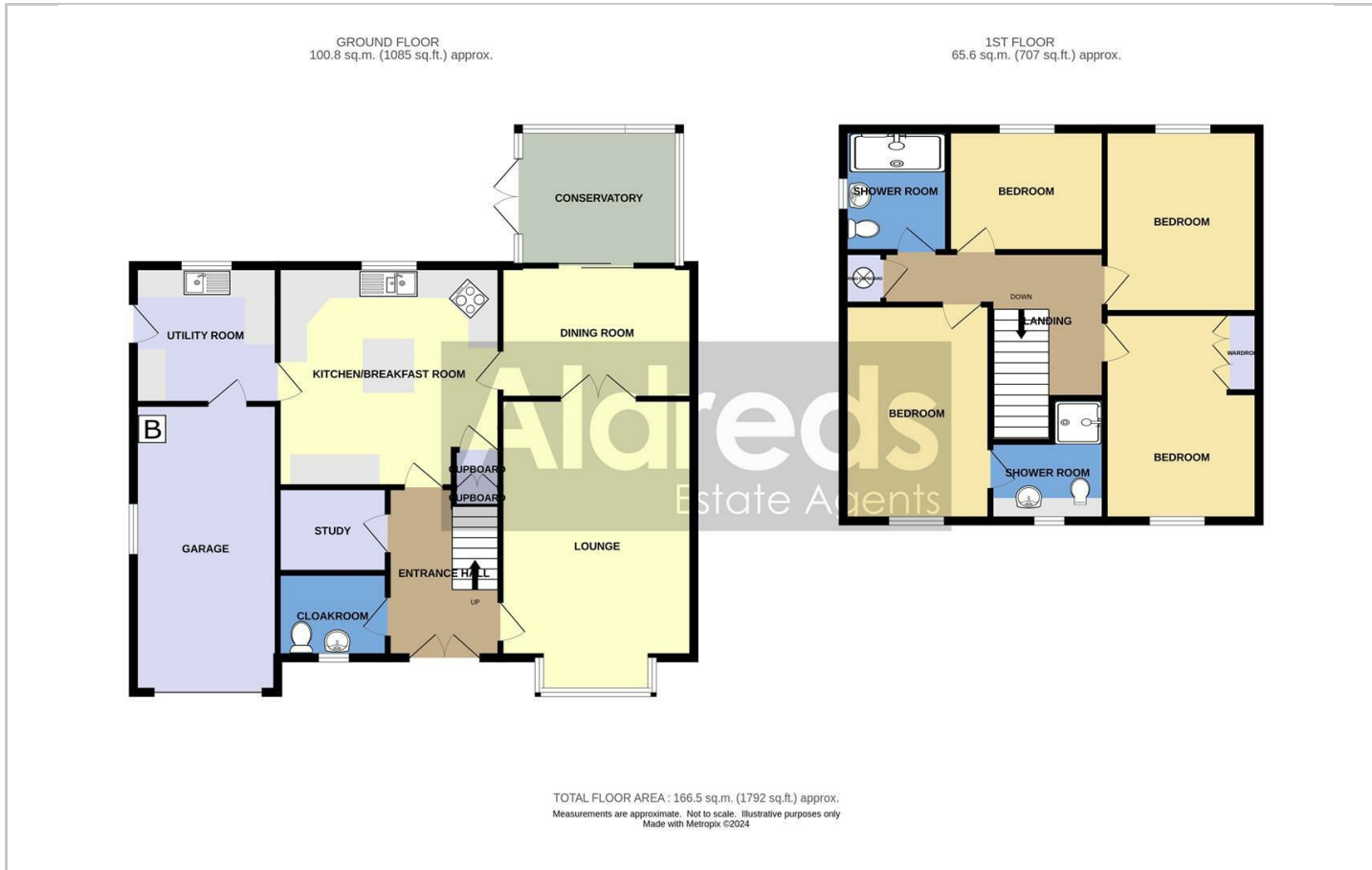
Location

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 the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, 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.

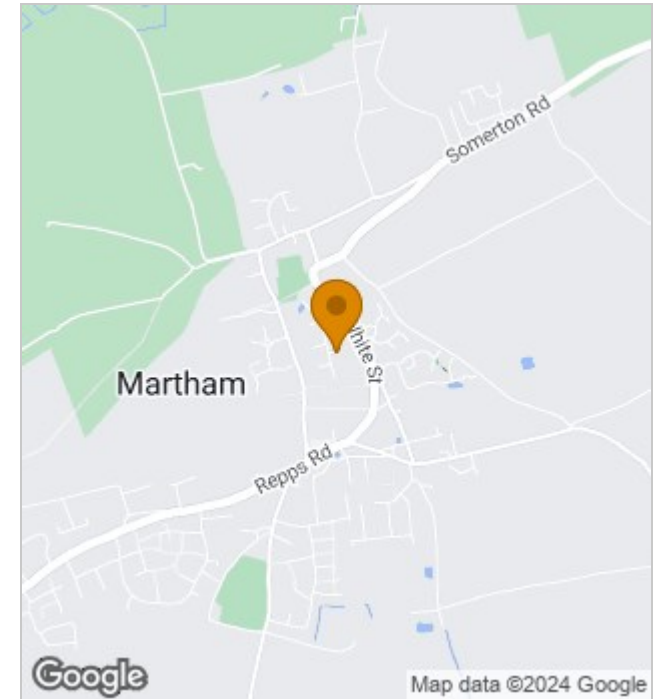
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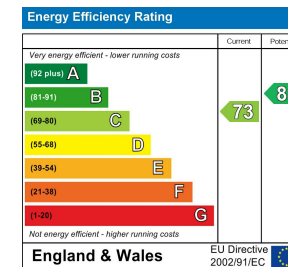
Floor Plans



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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