

Aldreds
Estate Agents



9 Hinderer Close, Martham, Great Yarmouth, NR29 4FP

£280,000



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£280,000

9 Hinderer Close

Martham, Great Yarmouth, NR29 4FP

- Spacious Detached House
- Master En-Suite Shower Room
- Electric Central Heating
- Farmland Views To The Rear
- Popular Broadland Village
- Three Bedrooms
- 5.5m Kitchen/Diner
- Pleasant Outlook
- Off Road Parking & Garage
- Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this spacious three bedroom detached house within the popular Broadland village of Martham. This well appointed property offers accommodation including an entrance hall, ground floor cloakroom, lounge, a 5.5m garden facing kitchen/diner, utility room, three bedrooms, en-suite shower to master and family bathroom. This nicely positioned property is located facing an open grass space with children's play area and offers a nicely enclosed rear garden and off road parking, garage and farmland views to the rear. Early internal viewing is highly recommended to appreciate.



Entrance Hall

Part obscure glazed entrance door, window to side aspect, radiator, white starlight quartz stone floor, power points, stairs to first floor landing, under stair cupboard, thermostat control for central heating, doors leading off;

Cloakroom

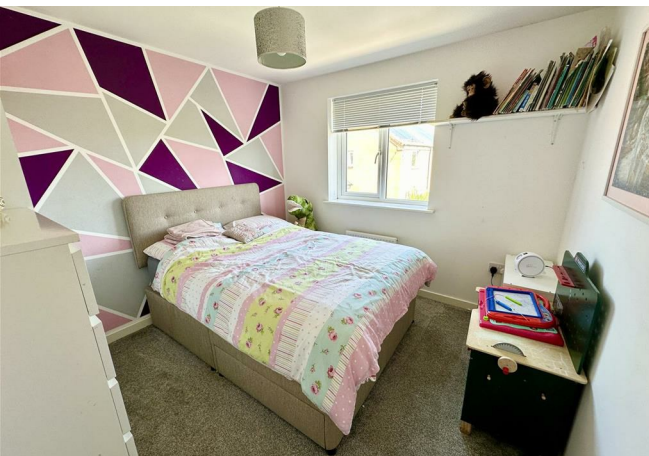
White starlight quartz stone floor, radiator, low level w.c., pedestal hand wash basin with tiled splash back, ventilation.

Lounge 12'11" x 11'10" at max (3.94m x 3.61m at max)

Window to front aspect, radiator, power points, television point.

Kitchen/Diner 18'0" x 9'4" (5.5m x 2.85m)

Window to rear aspect, glazed French doors leading to rear garden, white starlight quartz stone floor, radiator, a range of fitted kitchen units with rolled edge work surface and upstand, tiled splash backs, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, plumbing for dishwasher, door giving access to;





Utility Room 5'8" x 5'8" (1.73m x 1.73m)

Part obscure glazed door to side, fitted base unit and work surface with upstand, power points, plumbing for washing machine, radiator, white starlight quartz stone floor, built-in cupboard.

First Floor Landing

Cupboard housing electric boiler for hot water and central heating, loft access, window to side aspect, power points, doors leading off;

Master Bedroom 12'10" reducing to 11'10" x 10'7" (3.92m reducing to 3.61m x 3.25m)

Window to front aspect allowing an attractive view over a communal lawned area with children's playground, radiator, power points, door giving access to;

En-Suite Shower Room

Obscure glazed window to front aspect, part tiled walls, white starlight quartz stone floor, pedestal hand wash basin, shower cubicle with electric shower, low level w.c., ventilation.

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 and proceed into the village centre, passing the village green as the road runs into White Street. Turn right into Portobello Drive and continue as the road bares to the right then left. Turn left into Hinderer Close just after passing the open grass space and childrens play area and the property can be found to the left, located by our FOR SALE board.



Bedroom 2 9'3" x 9'6" (2.83m x 2.91m)

Window to rear aspect allowing a farmland view beyond neighbouring gardens, radiator, power points.

Bedroom 3 9'6" x 8'5" (2.91m x 2.59m)

Window to the rear aspect offering the farmland view, radiator, power points, television point.

Bathroom

Obscure glazed window to side aspect, white starlight quartz stone floor, part tiled walls, white suite comprising of low level w.c., pedestal hand wash basin, panelled bath with tiled surround and electric shower over with shower screen, ventilation, radiator.

Outside

Vehicular access is to the rear of the property with brick weave driveway parking space for two vehicles and a single garage, pedestrian gate giving access to rear garden which is nicely enclosed with close board panel fencing to boundaries and sub-divided with timber picket fencing, patio area and lawn. Pedestrian access to the front is via a paved pathway with shingled front curtilage facing communal lawned with children's play area beyond.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: C.

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.

Reference

S9828/PJL



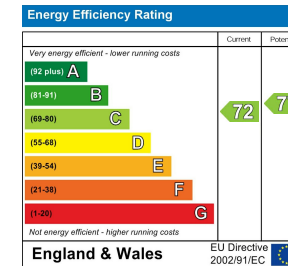
Floor Plans



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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