



Norwich House 23 The Green, Martham, NR29 4PL

Price Guide £695,000



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# Norwich House, 23 The Green

Martham, NR29 4PL

- Handsome Detached Georgian Property
- Modern Additions To The Rear
- Three Reception Rooms
- Sympathetically Improved By The Current Owner
- Oil Fired Central Heating
- Hugely Spacious Accommodation
- Four Bedrooms
- Impressive Kitchen
- Wonderful Period Features
- Walled Garden, Driveway & Coach House Style Garage

Aldreds are delighted to offer this handsome detached house, believed to date back to around 1760. This notable village home is beautifully located facing the open expanses of the village green at the heart of the village of Martham. The current owners have maintained and expanded the property to create a fine example of a period family home with a number of sympathetic improvements enhancing the many original Georgian features including decorative cornices, ceiling roses, 6 panel doors, fireplaces and sash windows. The modern addition to the rear of the building offers an Orangery and a spacious Kitchen leading to Utility and walk in Pantry. The generously proportioned accommodation includes a Drawing Room with access to a Cellar, Dining Room, ground floor Shower Room, Four Bedrooms with master En-Suite and family Bathroom. The property benefits from oil central heating and offers a delightful walled garden, generous driveway and a substantial Coach House. This wonderful period property at the heart of Broadland is one not to be missed.



## Entrance Hall

An impressive entrance with timber entrance door, mosaic tiled flooring, stairs to first floor landing, window to front aspect, doors leading off;

## Drawing Room 23'9" x 17'11" (7.26m x 5.48m)

A hugely spacious and impressive room with a triple aspect including three front facing sash windows, exposed floorboards, fireplace, multi fuel stove, trap door giving access to cellar, door to rear and door leading to orangery.

## Study 11'5" x 10'9" reducing to 9'8" (3.48m x 3.3m reducing to 2.95m)

Rear inward facing window, door from entrance hall and access back to entrance hall behind the stairs, cast iron fireplace.

## Dining Room 17'3" x 12'1" (5.26m x 3.7m)

Front facing window, fireplace with marble surround, fitted shelving.

## Rear Lobby

Full height glazed windows to rear, part glazed door giving access to rear garden, under floor heating, doors leading off;





### Orangery 16'2" x 10'2" (4.93m x 3.1m)

Part of the impressive modern addition to the property with a large roof light, glazed French doors leading to rear garden, three rear facing windows, underfloor heating.

### Kitchen Breakfast Room 21'1" x 15'5" reducing to 11'5" plus lobby area (6.43m x 4.7m reducing to 3.5m plus lobby area)

Another significant part of the modern addition, this impressive room offers windows to side and rear, a range of fitted kitchen units with island unit with butler sink and integrated dishwasher and wine cooler, exposed brick chimney breast with Rangemaster range cooker with induction hob, housing for American style fridge-freezer, slate flooring, walk-in pantry, roof light window, underfloor heating, door giving access to;

### Utility Room

Fitted units, door giving access to;

### Shower Room

Window to front aspect, low level w.c., underfloor heating, hand wash basin, tiled shower.

### First Floor Landing

Three windows to rear aspect, 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 towards The Green passing the duck pond on the right hand side, where the property can be found a short way along on the left hand side facing The Green.



### Master Bedroom 18'0" x 12'11" (5.5m x 3.95m)

Windows to front and side aspects, cast iron fireplace, door giving access to;

### En-Suite Shower Room

Window to front aspect, low level w.c., Vernon Tutbury stand with wash basin, shower.

### Bedroom 2 14'8" x 11'11" (4.49m x 3.65m)

Window to front aspect, cast iron fireplace, wash hand basin.

### Bedroom 3 14'8" x 10'9" (4.49m x 3.28m)

Window to front aspect, cast iron fireplace, wash hand basin.

### Bedroom 4 12'1" x 9'10" (3.7m x 3m)

Window to front aspect, cast iron fireplace.

### Bathroom 8'8" x 7'10" at max (2.65m x 2.4m at max)

Window to rear aspect, airing cupboard housing hot water cylinder, low level w.c., hand wash basin, tiled shower cubicle, panelled corner bath, cast iron fireplace.

### Cellar 17'3" plus alcove x 17'4" (5.26m plus alcove x 5.3m)

With lighting, oil fired boiler for central heating.

### Outside

The property is approached via a large shingle driveway through double gates on brick built pillars to a driveway area to the side of the property with space for at least four vehicles, leading on to a coach house style garage.

### Coach House 31'2" x 14'1" (9.5m x 4.3m)

Divided into two areas with a second area 31' 2" x 11'3" (9.5m x 3.43m) with power and lighting, water supply & butler sink. Potential for conversion for other uses, subject to the required planning permissions.

### Garden

The property offers a lawned garden to the front with iron railings and pathway leading to pillared covered entrance. There is a delightful walled garden to the rear, mainly laid to lawn with a variety of well stocked shrubbery and planting with paved pathways and patio area, covered wood store, external lighting. Located beyond the coachhouse is an additional area of lawned garden with mature tree planting, green house and store. This secluded garden offers a good degree of privacy.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Energy Performance Certificate (EPC)

EPC Rating: E.

### Council Tax

Great Yarmouth Borough Council - Band: 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 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

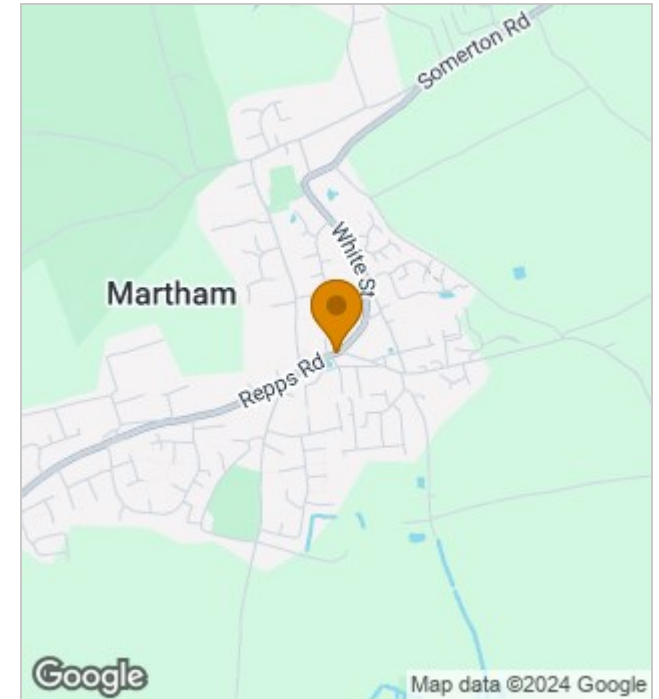
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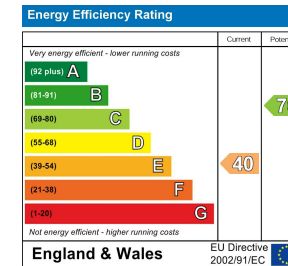
## Floor Plans



## 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.

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