

Aldreds
Estate Agents



33 Marlborough Green Crescent, Martham, NR29 4ST

£230,000



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£230,000

33 Marlborough Green Crescent

Martham, Great Yarmouth, NR29 4ST

- Extended End Terrace House
- Two/Three Receptions
- Delightful Enclosed Garden
- Electric Storage Heating
- Nicely Presented Throughout
- Three/Four Bedrooms
- Driveway Parking & Garage
- Popular Broadland Village
- uPVC Sealed Unit Double Glazed Windows
- Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this spacious, extended end terrace house situated in the popular Broadland village of Martham. This well appointed property offers accommodation including an entrance hall, dining/sitting room, lounge, kitchen, study/bedroom four, three first floor bedrooms and a bathroom. The property offers electric storage heating, uPVC sealed unit double glazed windows, off road driveway parking, a garage en bloc and a delightful enclosed rear garden with an attractive covered seating area. Early internal viewing is strongly recommended to appreciate this spacious family home.



Entrance Hall

Part glazed uPVC entrance door, door giving access to;

Dining/Sitting Room 18'0" x 12'10" (5.49m x 3.92m)

Window to front aspect, power points, television point, storage heater, stairs to first floor landing with under stair cupboard, door to kitchen, door to;

Lounge 18'2" x 10'11" (5.54m x 3.35m)

Window to side aspect, two storage heaters, power points, television point.

Kitchen 13'1" x 8'11" (3.99m x 2.72m)

Part glazed door to rear garden, rear facing window, tiled flooring, a range of modern fitted kitchen units with a rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, plumbing for washing machine, space for cooker with stainless steel back drop and chimney style extractor, door giving access to;





Study/Ground Floor Bedroom 4 10'11" x 6'7" (3.33m x 2.02m)
Window to side aspect, power points, telephone point, storage heater, loft access.

First Floor Landing
Airing cupboard housing hot water cylinder with immersion heater, loft access, power points, doors leading off;

Bedroom 1 12'11" x 8'11" (3.95m x 2.74m)
Window to rear aspect, storage heater. power points.

Bedroom 2 10'2" x 6'3" (3.1m x 1.92m)
Window to front aspect, storage heater, power points.

Bedroom 3 10'2" extending 12'11" x 6'5" (3.1m extending 3.95m x 1.97m)
Window to front aspect, power points.

Bathroom
Fully tiled walls, white suite comprising of panelled bath with fixed shower screen and electric shower over, pedestal hand wash basin, low level w.c., ventilation, LED ceiling light on movement sensor.

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 turn right into the 2nd turning for Marlborough Green Crescent, where the property can be located by our FOR SALE board on the right hand side as the road turns round to the right, opposite the open green space.



Outside

The property occupies a pleasant corner plot position, shingled driveway with paved pathway leading to front entrance, garden area to front and side. The rear garden is nicely enclosed with close board panel fencing to boundaries and beautifully landscaped with raised beds, shingled areas with paved pathways and a delightful covered seating area off the rear of the property, timber garden shed with power supply, a pedestrian gate gives access to the garage block area where the property offers a single garage en-bloc.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: 'B'

Energy Performance Certificate (EPC)

EPC Rating: D.

Location

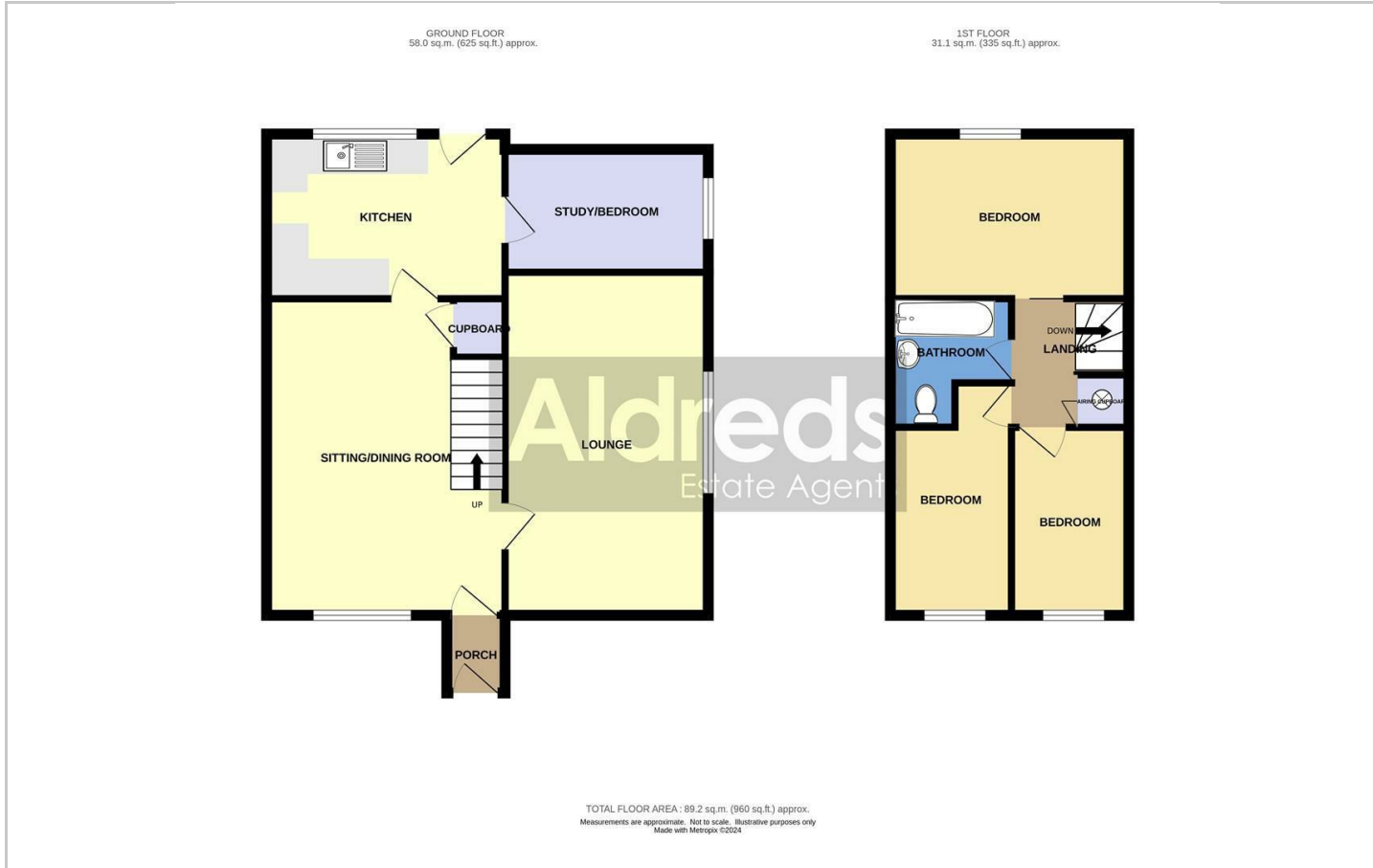
Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - a world 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

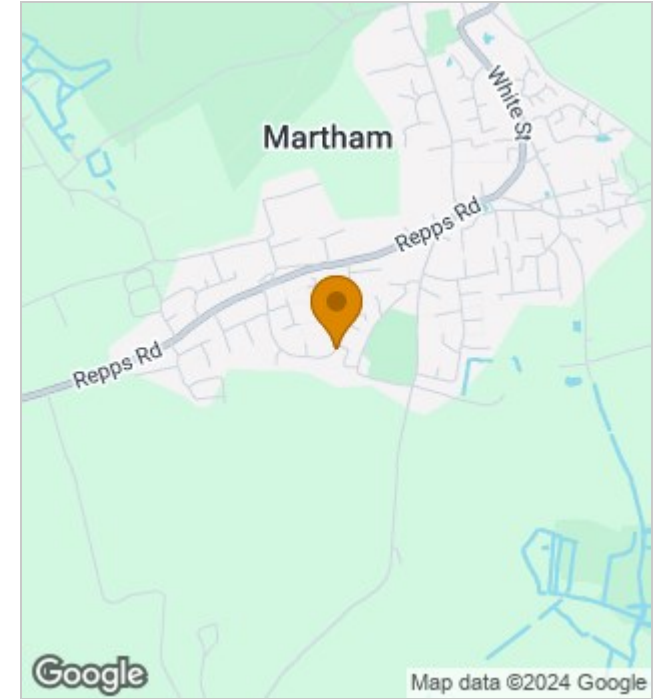
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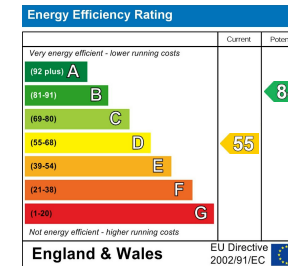
Floor Plans



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.

Disclaimer

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