

**Aldreds**  
Estate Agents



6 Station Gardens, Martham, Great Yarmouth, NR29 4QR

£350,000



3



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A



£350,000

# 6 Station Gardens

Martham Great Yarmouth, NR29 4QR

- Spacious Detached Bungalow
- Individually Designed & Built
- Central Broadland Village Location
- Three Bedrooms (Master En Suite)
- Impressive Open Plan Living Space With Vaulted Ceiling
- Fully Fitted Kitchen With Appliances
- Oil Fired Under Floor Heating & PV Solar Panels
- Well Maintained Low Maintenance Gardens
- Parking & Double Garage
- Currently Operated as a Holiday Let

Aldreds are delighted to offer this individually designed and built, detached bungalow situated in a central position within the popular Broadland village of Martham. This attractive single storey property offers spacious accommodation including an impressive open plan living/dining/kitchen area with adjacent dining room, entrance hall, three bedrooms, master with en-suite and shower room. The property offers a high specification throughout with a fully fitted kitchen with appliances, oil fired under floor central heating with controllable zones, PV solar panels and uPVC sealed unit triple glazed windows, making it extremely efficient to run. The property offers nicely enclosed low maintenance gardens, driveway, parking and a brick built double garage. Early internal viewing is strongly recommended to appreciate this nicely positioned, high quality bungalow.



## Entrance Hall

Part glazed door with glazed side panels, ceramic tiled flooring, power points, telephone point, inset ceiling lighting, smoke detector, cupboard housing oil boiler for hot water and underfloor heating, doors leaving off;

## Kitchen/Living Space 19'3" x 14'8" (5.89m x 4.48m)

A tremendous open plan space with a vaulted ceiling with inset LED ceiling lighting, full height window to front aspect, window to rear, glazed French doors and additional door and window to side aspect, a range of contemporary kitchen units with stainless sink drainer, integrated electric double oven, combination microwave, washing machine, dishwasher, island mounted ceramic hob with extractor over, power points, television point, telephone point, ceramic tiled floor, open plan access to;





**Dining Room 11'1" x 7'8" reducing to 7'0" (3.38m x 2.36m reducing to 2.14m)**

Window to front aspect, power points, ceramic tiled floor, inset ceiling lighting, feature obscure glazed curved full height panel dividing from hallway.

**Master Bedroom 11'9" x 9'6" (3.59m x 2.91m)**

Glazed French doors to garden, LVT flooring, inset ceiling lighting, door giving access to;

**En-Suite Shower Room**

Obscure glazed window to side aspect, part tiled, part panelled walls, low level w.c., pedestal hand wash basin, panelled shower cubicle, ventilation.

**Bedroom 2 9'6" x 8'2" increasing to 11'7" into alcove (2.92m x 2.5m increasing to 3.55m into alcove)**

Window to front aspect, wall mounted panel heater, LVT flooring, inset ceiling lighting, power points.

**Bedroom 3 8'4" x 7'2" (2.55m x 2.19m)**

Window to rear aspect, inset ceiling lighting, power points.

## 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, where the property can be found a short way along on the right hand side, just beyond the Co-op and Martham Hardware stores on the left.



### Shower Room

Rear facing obscure glazed window, fully tiled walls and floor, low level w.c., large fixed screen shower, ventilation, inset LED ceiling lighting, hand wash basin within a fitted vanity unit, loft access.

### Outside

The property is approached with vehicular access via a large shingled driveway leading onto a brick built double garage with electrically operated up and over door, rear service door, power and lighting. The property offers garden areas to either side of the plot with an enclosed garden area to the rear of the garage. To the other side of the property is an attractive patio area with an artificial grass lawn. To the front is an attractive approach to the main entrance with stepped pathway under a covered porch creating an impressive entrance. There is another area of artificial grass to the front with mature hedgerow and low level brick wall to front boundary, paved pathways extending to the side. uPVC oil storage tank.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Currently business rated for holiday letting purposes (Formerly 'C' banded)

### Energy Performance Certificate (EPC)

EPC Rating: A

### Location

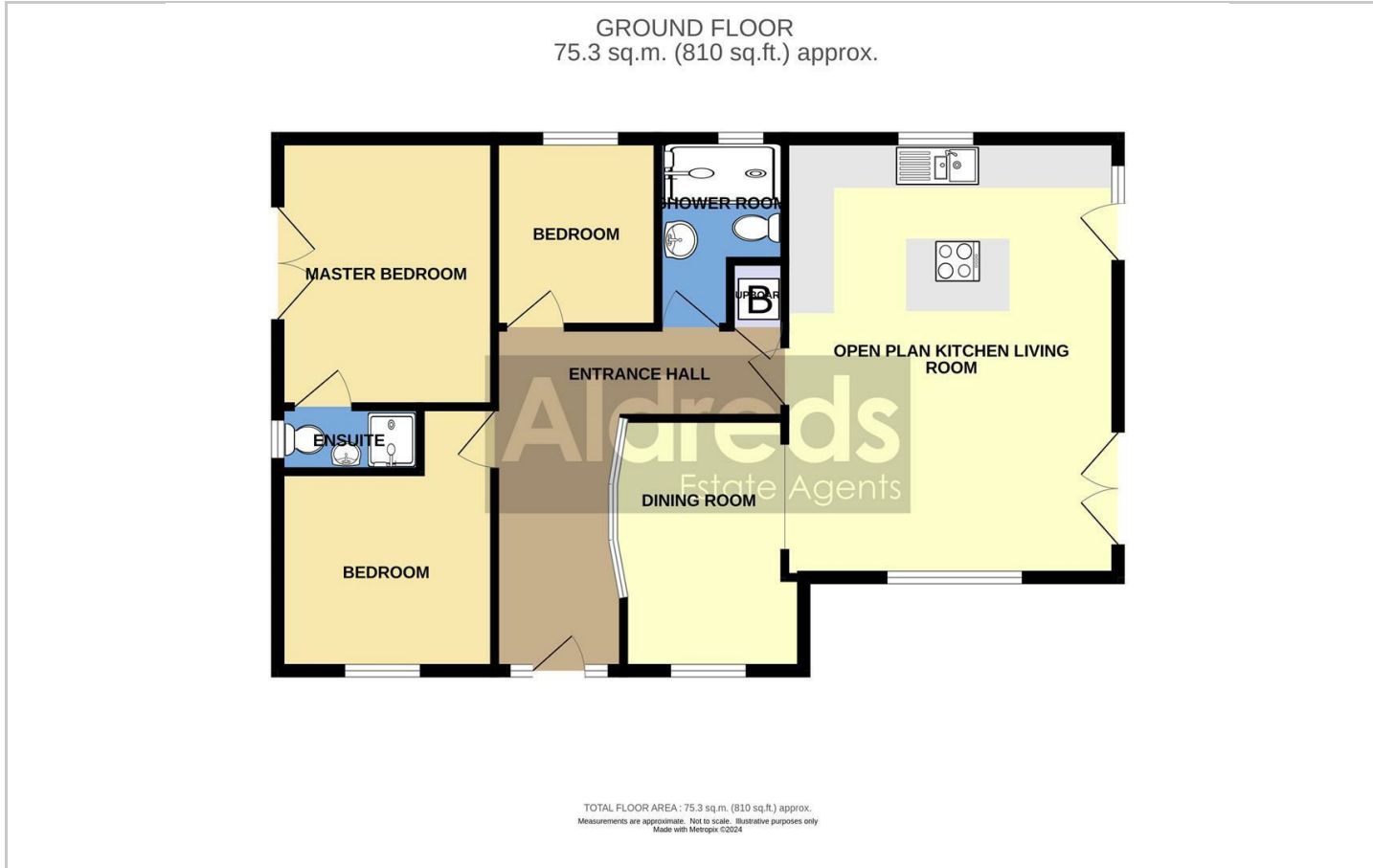
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing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

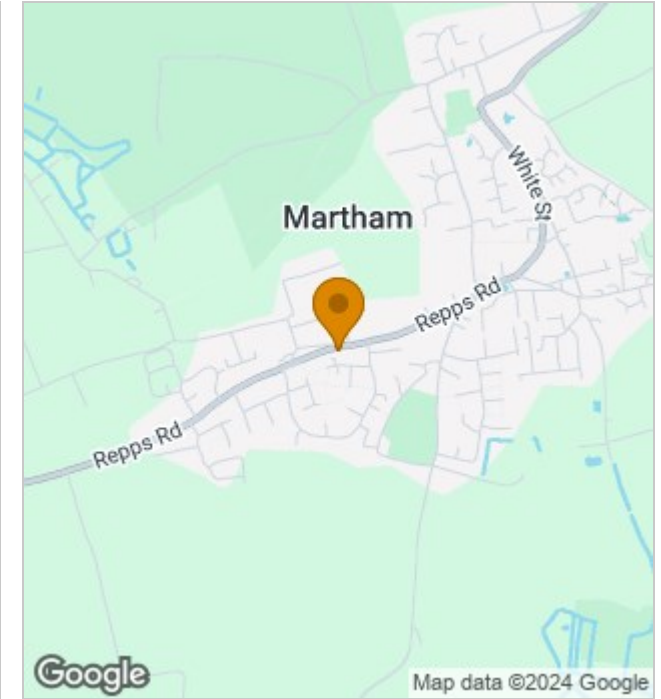
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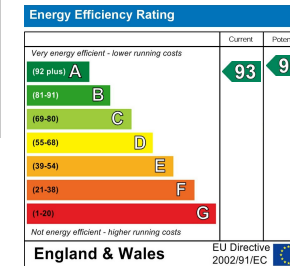
## Floor Plans



## 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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55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA