



11 Bosgate Rise, Martham, Great Yarmouth, NR29 4TQ

£280,000



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£280,000

11 Bosgate Rise

Martham, Great Yarmouth, NR29 4TQ

- Spacious Detached Bungalow
- Generous Plot
- Driveway, Garage & Car Port
- Rural Views
- End of Cul-De-Sac Position
- Three Bedrooms
- Oil Fired Central Heating
- uPVC SUDG Windows
- Well Maintained Gardens
- Popular Broadland Village

Aldreds are delighted to offer this spacious three bedroom detached bungalow situated in a generous end plot within this quiet cul-de-sac. The property offers accommodation including an entrance porch, hallway, lounge, kitchen/diner, three bedrooms and shower room. With the benefits of oil fired central heating and uPVC sealed unit double glazed windows. Outside there is a spacious driveway, car port and garage with a well maintained wrap around gardens and open rural views. Early internal viewing is highly recommended to appreciate this nicely positioned property.



Entrance Porch

Part glazed entrance door, windows to front and side aspects, power points, door giving access to;

Hallway

Radiator, loft access, power points, telephone point, electric fuse cupboard, doors leading off;

Lounge 13'10" x 11'6" (4.23m x 3.52m)

Side facing window, radiator, power points, television point, wall lighting, thermostat, stone fireplace surround with timber mantle (currently boarded).

Kitchen/Diner 15'8" x 8'11" reducing to 7'5" (4.79m x 2.72m reducing to 2.28m)

Windows to side and rear aspects, part glazed door to rear garden, oil fired boiler for hot water and central heating, airing cupboard housing hot water cylinder with immersion heater, a range of fitted kitchen units with with smooth edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for washing machine, integrated electric double oven and ceramic hob, ventilation, inset LED ceiling lighting.





Bedroom 1 14'4" x 10'0" (4.37m x 3.07m)

Window to front aspect, radiator, power points.

Bedroom 2 13'6" x 8'11" (4.12m x 2.72m)

Window to rear aspect, radiator, power points.

Bedroom 3 9'8" x 7'5" (2.96m x 2.27m)

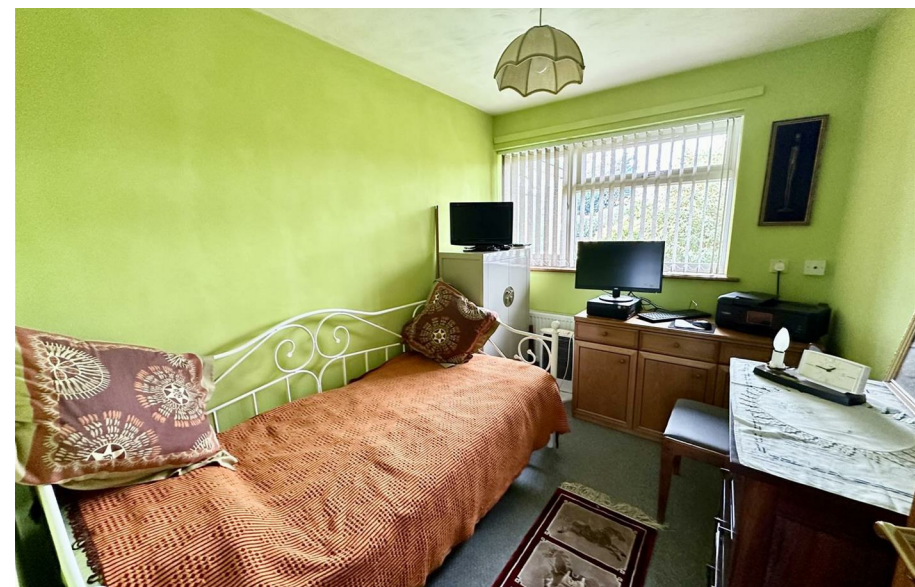
Window to front aspect, radiator, power points, television point.

Shower Room 8'11" x 5'10" (2.72m x 1.8m)

Obscure glazed window to rear aspect, fully tiled walls, radiator, wall mounted electric heater, pedestal hand wash basin, low level w.c., panelled shower.

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, turn right onto Bosgate Rise and proceed to the top of the road where the property can be found a last on the left hand side.



Outside

The property occupies a generous end plot in this quiet cul-de-sac location with vehicular access via a spacious driveway extending to the side of the property and leading under a carport onto a garage at the rear. The property offers wrap around gardens siding on to open farmland. The gardens are mainly laid to lawn with hedgerows and close board panel fencing to boundaries, mature tree planting. To the rear is a brick weave patio area with brick built raised beds, decked pathways, timber garden shed, pond and an enclosed storage area.

Garage 16'5" x 8'3" (5.02m x 2.52m)

Electrically operated roller door, power, lighting, side service door, side facing window.

Tenure

Freehold.

Serivces

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band C.

Energy Performance Certificate (EPC)

EPC Rating: 'E'

Location

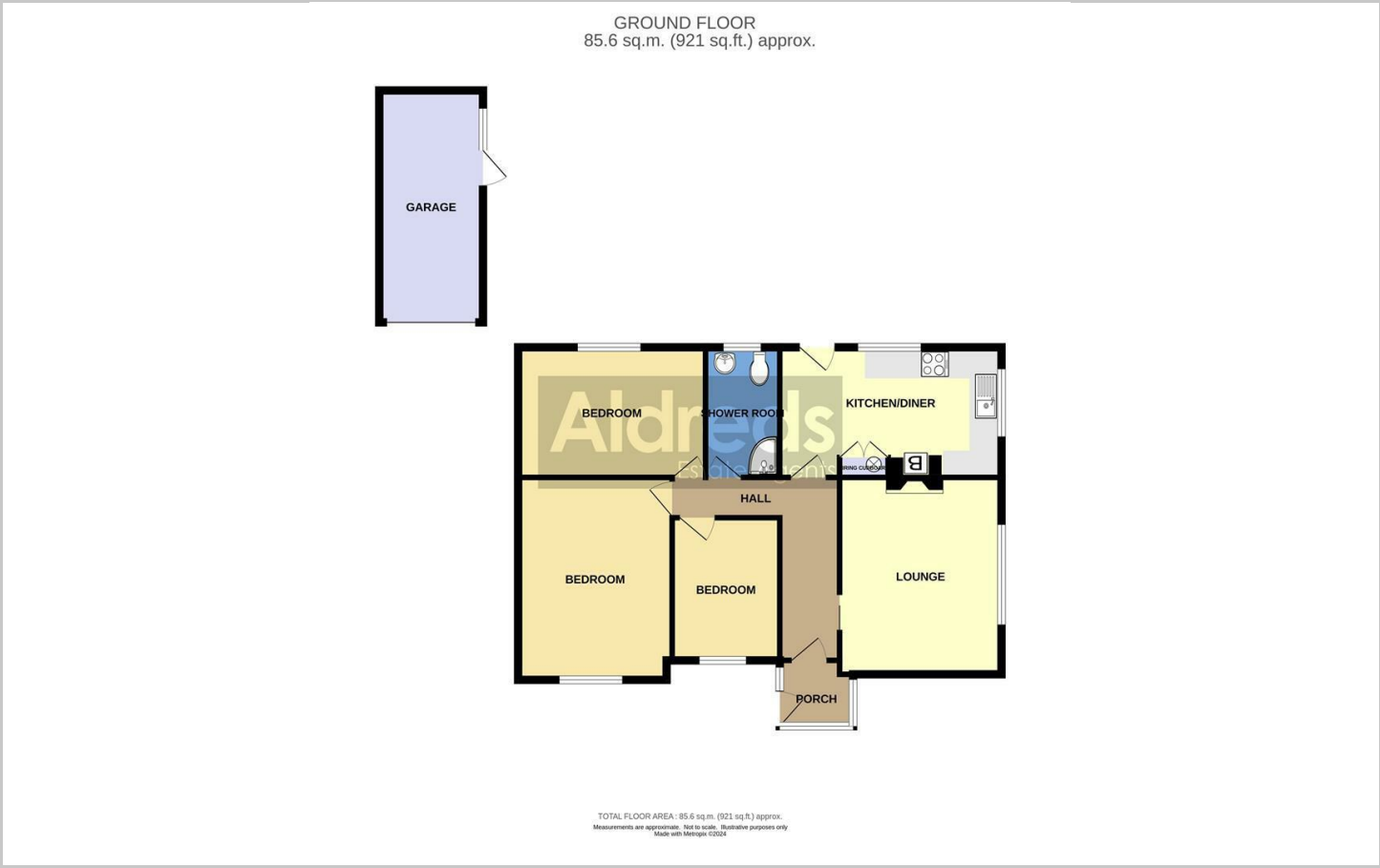
Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - a world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

PJL/S9872



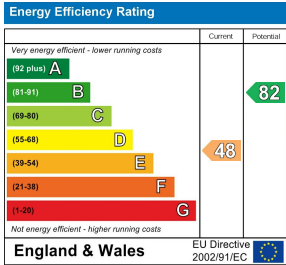
Floor Plans



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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