

Aldreds
Estate Agents



Blackthorne Cottage Somerton Road, Martham, NR29 4QF

£450,000





Blackthorne Cottage Somerton Road

Martham, Great Yarmouth, NR29 4QF

- Spacious Detached Cottage
- Fully Re-Thatched In 2023
- Two/Three Receptions
- Delightful Garden and Outstanding farmland Views
- Driveway Parking
- Stunning Interior
- Three/Four Bedroom Accommodation
- Oil Fired Central Heating
- Double Garage With Loft Room
- Early Internal Viewing Is Highly Recommended To Appreciate

Nestled in the charming Broadland village of Martham, this stunning thatched cottage offers a perfect blend of traditional elegance and modern comfort. With three/four spacious bedrooms, two/three receptions and two well-appointed bathrooms, this delightful home is ideal for families or those seeking a peaceful retreat.

As you enter, you are greeted by beautiful interiors that exude warmth and character. The property boasts two main reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The thoughtful design and tasteful decor create an atmosphere that is both welcoming and stylish.

Outside, the standout features of this home are the generous enclosed garden and wonderful views to the front aspect. The cottage is set in a delightful village, providing a sense of community while still being close to essential amenities. Whether you are looking for local shops, schools, or recreational activities, everything you need is just a stone's throw away.

The property offers ample driveway parking and a double garage with a spacious loft room above. This thatched cottage is not just a home; it is a lifestyle choice, offering a unique opportunity to live in a picturesque setting close to amenities, while enjoying the comforts of modern living.

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Kitchen 15'7" x 8'3" (4.75m x 2.54m)

Part glazed stable style entrance door, tiled flooring, open fronted cupboard space ideal for a fridge-freezer, breakfast bar, exposed ceiling beam, a range of recently re-fitted Shaker style kitchen units with solid wood work surface and ceramic sink with mixer tap, integrated electric oven, ceramic hob, extractor, dishwasher, door giving access to;

Hallway

Parquet flooring, glazed door to rear garden, radiator, stairs to first floor landing with under stair cupboard, rear facing window, power points, doors leading off;

Dining Room / Ground Floor Bedroom 16'8" x 10'3" (5.1m x 3.13m)

A spacious double aspect room with window to front and glazed French doors with glazed side panels leading onto rear garden, tiled flooring, radiator, wall lighting, power points, television point, built-in cupboard, exposed ceiling beams, door giving access to;

Shower Room

a Wet-Room style room with a velux roof light to side aspect, tiled walls and floor with floor drain with shower over, pedestal hand wash basin, low level w.c., heated towel rail, ventilation.





Lounge 15'7" x 15'5" at max (4.76m x 4.7m at max)

A spacious double aspect room with window to front with glazed French doors with glazed side panels leading to rear garden, tiled flooring, a brick built fireplace surround with timber mantel and bricked hearth, built-in cupboard, wall lighting, exposed ceiling beams, power points, television point, door giving access to;

Sitting Room 16'8" x 11'0" (5.1m x 3.37m)

Windows to front and side aspects, glazed French doors with glazed side panels leading onto rear garden, Parquet flooring, fireplace with a brick hearth, radiator, power points, wall lighting, television point.

First Floor Landing

Loft access, power point, built-in cupboard, doors leading off;

Master Bedroom 15'7" x 13'9" (4.75m x 4.21m)

Window to front aspect allowing a far reaching view, a range of fitted bedroom furniture, radiator, power points, telephone point.

Bedroom 2 15'5" x 9'7" at max (4.7m x 2.94m at max)

Window to front aspect, power points, radiator.

Bedroom 3 10'2" at max x 8'0" (3.10m at max x 2.44m)

Window to front aspect, radiator, power points, airing cupboard housing hot water cylinder.

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, continue into the village centre, proceed past the pond and village green and continue as the road runs into White Street turning to the left and then Somerton Road as the road turns to the right. The property can be found a short way along on the left hand side, located by our 'For Sale' board.



Bathroom

Obscure glazed window to side aspect, tiled walls and floor, with a white suite comprising of tiled in bath with mixer tap with shower attachment with shower screen, pedestal hand wash basin, low level w.c, two heated towel rails, ventilation.

Outside

The property is approached with vehicular access via a spacious block weave providing ample parking space for three vehicles and leading onto garage, double timber gates give access between the garage and the property to the generous rear garden, with continuation of the block weave paving to the rear aspect. The rear garden is beautifully maintained and laid to lawn with a variety of well stocked borders, with a raised seating area in the far corner, external oil fired boiler for hot water and central heating, oil storage tank and timber shed to the far side of the property.

Double Garage 17'3" x 15'5" (5.26m x 4.7m)

Front facing roller door, rear service door, power, lighting and plumbing for washing machine, fitted units with sink drainer with mixer tap, door giving access to stairs to first floor.

Office/Hobbies Room 17'4" x 9'8" (5.3m x 2.97m)

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

Agents Note

The property was re-thatched in 2023 and we are informed by our vendor that there is the remainder of a 12 year guarantee supplied by the thatcher.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: 'D'

Location

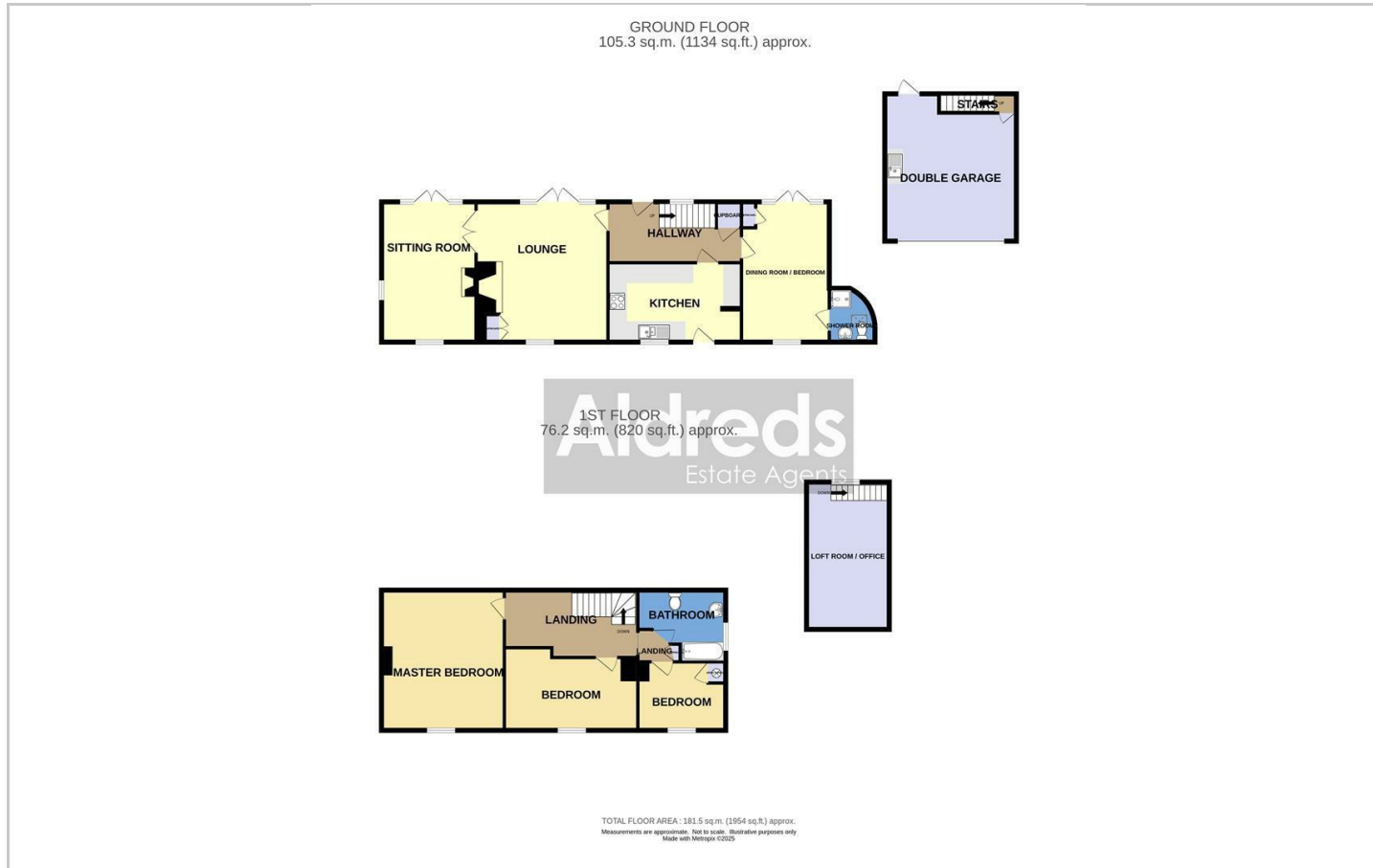
Martham near Great Yarmouth is a large, pretty Broadland village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - 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/S9892



Floor Plans



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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Location Map



Energy Performance Graph

