

Aldreds
Estate Agents



11 Cromwell Close, Martham, NR29 4TP

Price Guide £210,000





11 Cromwell Close

Martham, Great Yarmouth, NR29 4TP

- Spacious Semi Detached House
- Impressive Extended Lounge
- Oil Central Heating
- Garden with Shed & Decked Seating Area
- Popular Broadland Village
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Well Presented Throughout
- Garage En Bloc
- Must View to Appreciate!

Aldreds are delighted to offer this beautifully presented three bedroom semi detached house, situated in the popular Broadland village of Martham. This well appointed property offers accommodation including an entrance hall, kitchen/diner with modern fitted kitchen, an impressive extended lounge, three first floor bedrooms and bathroom. The property benefits from oil fired central heating, uPVC sealed unit double glazed windows, well tended gardens and a garage en-bloc. Offered with no onward chain. Early internal viewing is highly recommended to appreciate this well appointed property.



Entrance Hall

Glazed entrance door, radiator, stairs to first floor landing, doors leading off;

Kitchen/Diner 16'6" x 8'2" (5.03m x 2.49m)

Two windows to front aspect, under stair cupboard with fitted shelving, two vertical style radiators, a range of modern fitted kitchen units with rolled edge work surface and upstand, sink drainer, integrated electric oven, ceramic hob and extractor, plumbing for washing machine and dishwasher, inset LED ceiling lighting.

Lounge 19'6" x 16'6" at max (5.95m x 5.03m at max)

A superb open plan space with windows and sliding patio doors leading to rear garden, part vaulted ceiling with two roof lights, LED ceiling lighting, power points, television point, telephone point, two single radiators and two double radiators, thermostat control for central heating.





First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, power point, radiator, doors leading off;

Bedroom 1 16'6" x 8'3" reducing to 6'11" (5.03m x 2.53m reducing to 2.12m)

Two front facing windows, power points television point, two radiators.

Bedroom 2 8'10" x 8'0" (2.71m x 2.44m)

Rear facing window, radiator, power points.

Bedroom 3 8'0" x 7'4" (2.44m x 2.25m)

Rear facing window, radiator, power points.

Bathroom

Side facing obscure glazed window, modern fitted unit housing hand wash basin, low level w.c., panelled bath with shower screen and electric shower over, heated towel rail.

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, turn right onto Blenheim Avenue and then turn left into Cromwell Close. The property can then be accessed to the left along the pathway leading back to Marlborough Green Crescent.



Outside

The property offers well presented gardens to the front and rear. The front garden is laid to lawn with well stocked shrubbery to borders with pathway leading to side main entrance, external oil fired boiler for hot water and central heating, external water supply. To the rear is a nicely enclosed garden with shed with power supply, an attractive decked seating area with wood pergola over, LED feature floor lighting, external power supply. Enclosure housing oil tank. The property further offers a garage en-bloc with pedestrian access from the rear garden, the garage has power supply.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

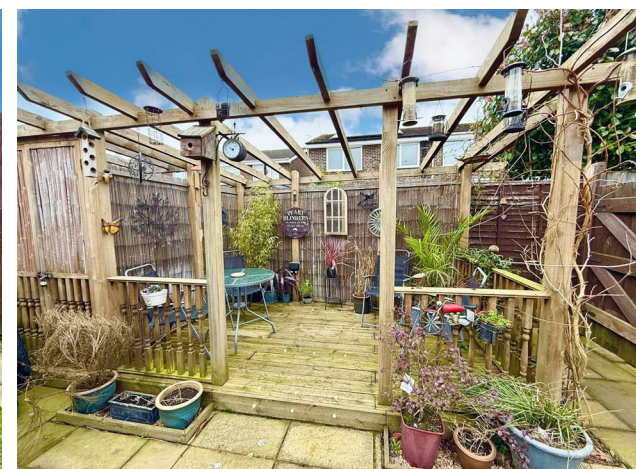
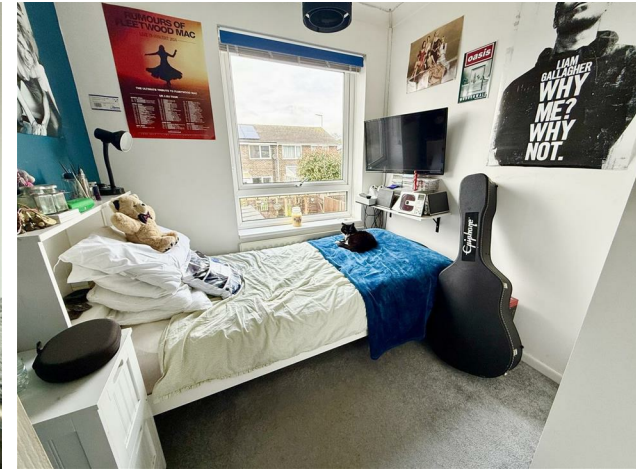
Great Yarmouth Borough Council - Band: B

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

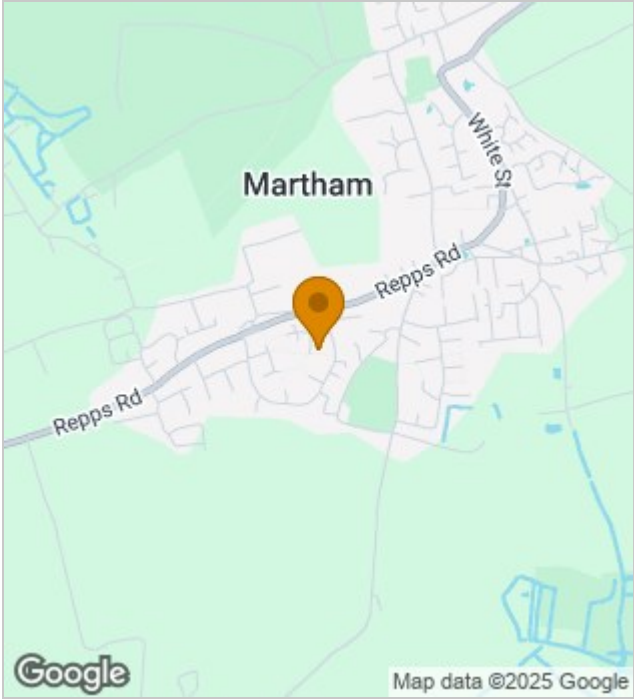
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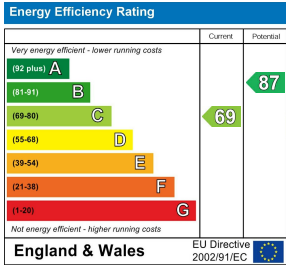
Floor Plans



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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