

Aldreds
Estate Agents



45 The Green, Martham, NR29 4PF

£240,000





45 The Green

Martham, NR29 4PF

- Characterful Thatched Cottage
- Two Bedrooms
- Driveway Parking & Garage
- Lounge With Wood Burning Stove
- Early Internal Viewing Is Highly Recommended
- Village Green Location
- Beautifully Presented Throughout
- Many Character Features
- An Ideal Permanent Residence Or Second Home/Holiday Let
- Offered with No Onward Chain

Aldreds are delighted to offer this exceptional thatched cottage, situated in a prominent position on the village green in Martham. Beautifully presented in a sympathetic style by the current owners, this wonderful period property offers accommodation including a spacious lounge with wood burning stove, kitchen/breakfast room, bathroom and two inter-connecting first floor bedrooms. The property offers electric heating via stand alone traditional column radiators, sealed unit double glazed windows, a delightful enclosed rear garden and a superb outlook across the village green. To the rear of the property is a driveway and garage. Early internal viewing is highly recommended to appreciate this attractive period property.

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Lounge 14'11" x 14'11" reducing to 12'2" (4.57m x 4.57m reducing to 3.72m)

Stable style entrance door and front facing window, electric antique style column radiators, brick built fireplace surround with a wood burning stove on a pamment tiled hearth with cupboards to side, one housing hot water cylinder with immersion heater, fitted cupboards, exposed beams, wall lighting, stairs to first floor landing, door giving access to;

Kitchen/Breakfast Room 14'0" extending to 20'11" x 9'3" at max (4.27m extending to 6.38m x 2.82m at max)

Rear facing window, glazed French doors leading to rear garden, pamment tiled floor, a range of Shaker style kitchen units with solid wood butcher block style work surface, sink drainer with mixer tap, electric Smeg cooker and stainless steel chimney extractor over, wall lighting, integrated washing machine, door to side, door giving access to;

Bathroom

Rear facing window, pamment tiled floor, white suite comprising of low level w.c., pedestal hand wash basin, bath with electric shower over and shower screen, heated antique style column radiator towel rail, electric under floor heating, vaulted ceiling with exposed beams.





Bedroom 1 15'0" x 9'1" (4.59m x 2.77m)

Stairs from ground floor, front facing window, wall lighting, exposed floor boards and ceiling beams, electric column style radiator, door giving access to;

Bedroom 2 15'0" x 5'11" (4.59m x 1.81m)

Windows to side aspects, exposed beams and floor boards, electric column radiator, built-in wardrobes, wall lighting, power points.

Outside

Vehicular access to the property is to the rear from Back Lane, with a driveway leading to garage, with through access into a delightful enclosed rear garden. Access to the front of the property is across the village green with a low level picket style fence and gate giving pedestrian access to a lawned front garden extending to the side with gate giving access to rear.

Garage 18'4" x 8'2" (5.6m x 2.49m)

Front facing up and over door, power, lighting, doors giving access via a small lobby into the rear garden of the property.

Furniture Fixtures & Fittings

Some furniture, fixtures and fittings are available by separate negotiation, minus any personal belongings of the vendors.

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 centre, passing the village pond on the right. Turn right into Hemsby Road by the The Green, where the property can be seen across to the far side on the left, then turn immediately left and continue past the barbers and fish and chip shop towards Back Lane, turn left and proceed a short way along, where the driveway and garage to the property can be found on the left hand side.



Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
Great Yarmouth Borough Council - Band: 'B'

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/S9936



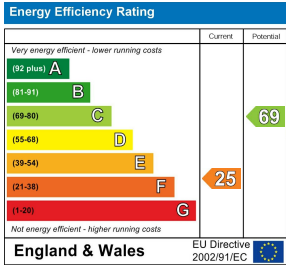
Floor Plans



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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