



10 Brick Kiln Close, Martham, NR29 4FN

£295,000









£295,000

# 10 Brick Kiln Close

Martham, Great Yarmouth, NR29 4FN

- Spacious Detached House
- Double Aspect Kitchen Diner
- Electric Central Heating & PV Solar Panels
- Nicely Enclosed Rear Garden
- Popular Broadland Village
- Three Bedrooms (Master En-Suite)
- Utility Room
- Garage & Driveway Parking
- Attractive Views Towards Green Space
- Must View To Appreciate!

Aldreds are pleased to offer this spacious three bedroom detached house situated in a pleasant corner position facing a large open green space in this modern development at the heart of the Broadland village of Martham.

The accommodation includes an entrance hall, double aspect lounge and kitchen/diner, utility room, ground floor cloakroom, three bedrooms, master en suite shower and a family bathroom. The property offers electric central heating, PV solar panels, driveway parking, garage and a nicely enclosed rear garden. Early internal viewing is highly recommended.



## Entrance Hall

Part glazed entrance door, stairs to first floor landing, doors leading off;

## Lounge 18'4" x 10'2" (5.61m x 3.11m)

Window to front aspect, rear facing glazed French doors leading to garden, two radiators, power points, television point, telephone point.

## Kitchen/Diner 18'4" x 9'3" (5.6m x 2.82m)

A spacious double aspect room with windows to front and rear, a range of modern fitted kitchen units with quartz work surface and upstand, integrated appliances including electric oven, ceramic hob, extractor, dishwasher, fridge freezer, stainless steel inset sink, wall cabinet under lighting, tiled flooring, cupboard housing electric boiler for central heating door giving access to;





### Utility Room

Part glazed door to rear, tiled flooring, fitted worksurface and base cupboards with power points, plumbing for washing machine, radiator, door to;

### Cloakroom

Low level WC, pedestal hand wash basin with tiled splashback, tiled flooring.

### First Floor Landing

Window to rear aspect, built-in cupboard, radiator, doors leading off;

### Bedroom 1 18'4" x 10'4" reducing to 6'2" (5.61m x 3.17m reducing to 1.9m)

A spacious double aspect room with windows to front and rear, power points, television, 2 radiators, door giving access to;

### En-Suite Shower Room

Front facing obscure glaze window, part-tiled walls, heated towel rail, low level WC, pedestal hand wash basin, tiled shower cubicle, shavers point.

### 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 proceed into the village centre, passing the village green as the road runs into White Street. Turn right into Brick Kiln Close, follow the road around to the left, where the property can be found on the right hand side, in the corner, beyond the open grassed area.





### Bedroom 2 10'5" x 9'1" (3.19m x 2.77m)

Built-in wardrobe, window to front aspect, radiator, power points, television point.

### Bedroom 3 9'1" x 7'8" (2.77m x 2.34m)

Window to rear aspect, radiator, power points, telephone point.

### Bathroom

Front facing obscure glaze window, fully tiled walls, white suite comprising panelled bath with shower attachment over and shower screen, pedestal hand wash basin, low level WC, heated towel rail, ventilation.

### Outside

The property is approached by a brick weave driveway extending to the front and side of the property leading onto garage (5.85m x 2.95m). The property offers a nicely enclosed rear garden with a n area of artificial lawn and a large paved patio with close board panel fencing to boundaries, timber garden shed to side with power, external water supply, service access to garage.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band C.

### 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

PJL/S10002



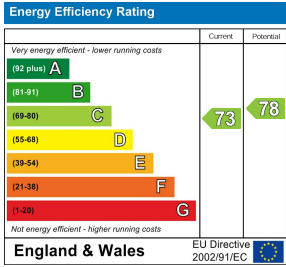
Floor Plans



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.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.