

Aldreds
Estate Agents



31 Grove Road, Martham, Great Yarmouth, NR29 4PW

Guide Price £375,000





31 Grove Road

Martham, Great Yarmouth, NR29 4PW

- Spacious Five Bedroom Detached House
- Built In the Early 2000's
- Beautifully Presented Throughout
- Impressive 7.72m Lounge
- Attractive Dining Room
- Oil Fired Central Heating
- Master Bedroom With En-Suite
- Generous Walled Garden
- Spacious Driveway Parking & Garage
- Internal Viewing Highly Recommended

Guide Price £375,000 - £380,000. Aldreds are delighted to offer this modern five bedroom detached house, situated in the popular Broadland village of Martham. This well appointed property offers generous accommodation including an entrance hall, cloakroom, kitchen/diner, an impressive 7.72m long lounge, dining room, five bedrooms, master en-suite and a family bathroom.

The property offers oil fired central heating, an integral garage, spacious driveway and a nicely enclosed, walled rear garden. Internal viewing is highly recommended to appreciate this well presented property, located in a convenient location.



Entrance Hall

Part glazed entrance door, radiator, power points, telephone point, thermostat, door giving access to garage, stairs to first floor landing with under stair cupboard, doors leading off;

Cloakroom

Side facing obscure glazed window, part tiled walls and floor, low level w.c., hand wash basin, radiator.

Kitchen/Diner 13'1" x 12'4" (3.99m x 3.78m)

Window to front aspect, part glazed door to side, a range of kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, integrated appliances including ceramic hob, extractor, electric double oven, fridge-freezer, washer/dryer and dishwasher, breakfast bar, plinth LED lighting, wall cabinet under lighting.





Lounge 25'3" x 11'7" (7.72m x 3.55m)

A hugely spacious room with window to rear, a feature electric log effect multi coloured fire, power points, television point, two telephone points, two radiators, glazed Bi-folding doors giving access to;

Dining Room 12'9" x 9'6" (3.89m x 2.90m)

Windows to side and rear aspects taking in a garden view, glazed French doors to side, two wall mounted electric heaters, power points.

First Floor Landing

Window to side aspect, power points, loft access with ladder, doors leading off;

Master Bedroom 12'10" x 12'4" (3.92m x 3.77m)

Window to front aspect, power points, television point, radiator, door giving access to;

En-Suite Shower Room

Front facing obscure glazed window, low level w.c., hand wash basin, tiled shower cubicle, heated towel rail, ventilation.

Directions

From the centre of the village of Martham, arriving on the Repps Road, bear left onto Black Street. Continue a short way along before turning left into Grove Road. Follow the road round to the left then right, where the property can be found on the left hand side, on the corner, located by our For Sale board.



Bedroom 2 11'8" reducing to 9'0" x 10'8" (3.57m reducing to 2.75m x 3.26m)

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

Bedroom 3 10'4" x 7'10" (3.15m x 2.41m)

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

Bedroom 4 11'8" x 6'8" (3.56m x 2.05m)

Window to rear aspect, radiator, power points, television point, built-in cupboard.

Bedroom 5 11'8" reducing to 8'9" x 7'5" (3.58m reducing to 2.69m x 2.28m)

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

Bathroom

Side facing obscure glazed window, panelled corner bath with shower over, low level w.c., pedestal hand wash basin, heated towel rail, ventilation, airing cupboard housing hot water cylinder with immersion heater.

Garage

An integral garage with front facing up and over door, power, lighting and oil fired boiler for hot water and central heating.

Outside

To the front of the property is a large brick weave driveway, providing ample parking for a number of vehicles, leading onto garage. The garden to the rear offers a Southerly aspect and is a nicely enclosed with a high level brick wall with large patio area and raised lawn. uPVC oil storage tank, uPVC garden shed, external water supply and power.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council. Band 'C'

Location

Martham is a large, pretty Broadland 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/S10006

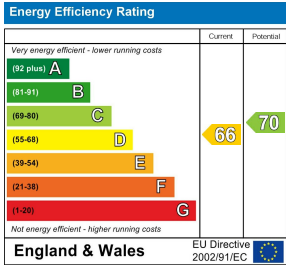
Floor Plans



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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