



**School Road, Martham Great Yarmouth NR29 4PX**



**welcome to**

**School Road, Martham Great Yarmouth**

This bungalow on School Road in Martham comprises of three bedrooms, a great amount of living space, wonderful wrap around garden along with a garage and off road parking. Give us a call to arrange your viewing.



### Entrance Porch

The entrance porch in this property has laminate flooring, coat and shoe storage, ceiling light and a door to the property.

### Living Room/ Dining Room

21' 5" Max x 15' 8" Max ( 6.53m Max x 4.78m Max )

The living room has carpeted flooring, double doors to access the garden and decking area, ceiling lights and a radiator. There is triple aspect allowing in lots of light. The dining area has laminate flooring and a radiator.

### Kitchen

10' 5" Max x 9' Max ( 3.17m Max x 2.74m Max )

The kitchen has matching base and wall units and worktop over, sink and drainer, tiled walls and stone floor tiles, window to the rear, ceiling light, boiler and a door to access the garden. There is space for an electric oven and under the counter fridge.

### Hallway

The hallway has cupboards for storage, laminate flooring and loft access.

### Bedroom One

12' 2" x 9' ( 3.71m x 2.74m )

The main bedroom has carpeted flooring, a radiator, window and ceiling light,

### Bedroom Two

8' 8" x 12' 1" ( 2.64m x 3.68m )

The second bedroom has a radiator, ceiling light, carpeted flooring and a window.

### Bedroom Three

8' x 8' ( 2.44m x 2.44m )

The third bedroom has carpeted flooring, a radiator, a window and a ceiling light.

### Bathroom

The bathroom has a sink, toilet, electric shower, a window, stone floor tiled flooring and a ceiling light.

### Utility Room

There is power and lighting along with plumbing for a washing machine, tumble dryer and storage.

### Exterior

The garden at this property wraps around the bungalow mostly laid to lawn, a decking area, a patio area as well as having a garage and a concrete pas previously used to store a motor home.

### Garage

The garage has power and lighting and has an electric rolling door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## School Road, Martham Great Yarmouth

- Large wrap around garden
- Parking for several cars
- Garage
- Bus links to neighbouring towns and cities
- Close proximity to schools and shops

Tenure: Freehold EPC Rating: E

guide price

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWS107929 - 0008

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