



**Portobello Drive, Martham Great Yarmouth NR29 4FL**

**welcome to**

**Portobello Drive, Martham Great Yarmouth**

**\*\*FIRST TIME BUYERS DREAM\*\*** A well finished blank canvas for anyone to add their own stamp to! The accommodation briefly comprising of sitting room, downstairs WC, Kitchen/diner, three bedrooms with master en-suite and family bathroom. The property also benefits from off road parking and rear garden



### Entrance Hall

You are welcomed into the property by a door to the front. There is carpeted flooring, access to the ground floor and first floor, a cloakroom, ceiling light, radiator and the electric box.

### Living Room

14' 4" Max x 12' 1" Max ( 4.37m Max x 3.68m Max )

The living room has carpeted flooring, a window to the front, a radiator, a ceiling light, storage cupboard going under the stairs and access into the Kitchen and dining area.

### Kitchen

15' 4" Max x 9' 6" Max ( 4.67m Max x 2.90m Max )

The kitchen comprises of matching base and wall units with a worktop over. There is a sink and drainer, space and plumbing for a washing machine and tall standing fridge freezer, an electric oven and electric hob with cooker hood along with laminate flooring, a window to the rear and spotlight lighting. There is space for a dining table, a radiator and double doors into the garden.

### First Floor

The hallway has carpeted flooring, a ceiling light, a storage cupboard with the water tank in and loft access.

### Bedroom One

12' 2" Max x 9' 6" Max ( 3.71m Max x 2.90m Max )

The main bedroom has carpeted flooring, a window to the front, a radiator, an en-suite and a cupboard perfect for storage or wardrobe space.

### En Suite

The en suite has vinyl flooring, a window to the front, a shower cubicle, a sink and toilet with spotlight lighting and a heated towel rail.

### Bedroom Two

9' 2" x 7' 6" ( 2.79m x 2.29m )

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

### Bedroom Three

7' 6" x 5' 9" ( 2.29m x 1.75m )

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

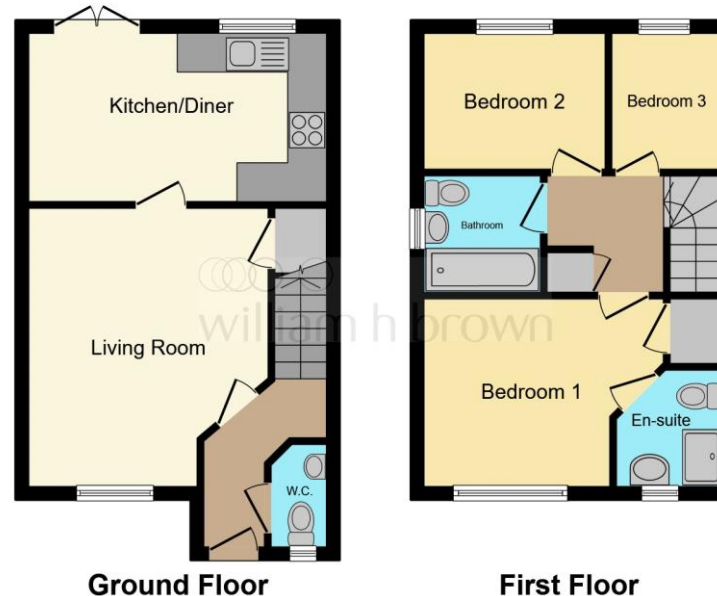
### Family Bathroom

The family bathroom has a bath and shower over, vinyl flooring, a sink and toilet, a heated towel rail, a window and spotlight lighting.

### Exterior

To the front, there is parking for two on a bricked driveway.

To the rear, there is a patio area, an area which could be laid to lawn and fencing surrounding.



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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## Portobello Drive, Martham Great Yarmouth

- Three Bedroom Semi-Detached House
- Master Bedroom with En-Suite
- Off Road Parking for Two Cars
- Built in 2020 by Persimmon Homes
- Walking Distance to Shops and Schools

Tenure: Freehold EPC Rating: B

# £230,000



Please note the marker reflects the  
postcode not the actual property

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