



**Oaktree Close, Martham Great Yarmouth NR29 4QN**

**welcome to**

**Oaktree Close, Martham Great Yarmouth**

**\*\*FANTASTIC FAMILY HOME IN MARTHAM\*\*** This well presented 5 bedroom semi detached house with two off road parking spaces is situated in a quiet cul-de-sac close to the town.



### Entrance Porch

The entrance porch has a secondary door into the property, a ceiling light and tiled flooring.

### Living Room/Office Space

19' Max x 11' 7" Max ( 5.79m Max x 3.53m Max )

The living room has tiled flooring, ceiling lights, radiators, a window to the front and has been used as a fantastic home office with a storage cupboard and stairs to the first floor.

### Kitchen/Dining Room/Snug

Irregular Shaped Room 19' x 20' 11" ( 5.79m x 6.38m)

The kitchen has an array of matching style base and wall units with worktop over. There is integral appliances such as an electric oven, electric hob, dishwasher and sink and drainer. There is tiled flooring, tiled splashback, spotlight ceiling lights and a breakfast bar with seating. There is space for a large freestanding fridge freezer.

The dining area has tiled flooring, spotlight ceiling lighting, a fantastic overhead skylight and large bi-fold doors to the rear.

In the snug, there is carpeted flooring, spotlight ceiling lights, another overhead skylight and a tv point.

### Utility Space

The utility room has been fitted with a toilet and sink unit, worktops and has space and plumbing for a washing machine and dishwasher,

### Bedroom Two

16' 1" x 8' 4" ( 4.90m x 2.54m )

The second bedroom which is downstairs has carpeted flooring, a ceiling light, a radiator and a window to the front.

### First Floor

The first floor hallway has carpeted flooring and ceiling lights.

### Bedroom One

11' Min x 8' 4" Min ( 3.35m Min x 2.54m Min )

The main bedroom has carpeted flooring, a ceiling light, a window to the front, built in wardrobes and an en-suite. Please note, the measurements are taken up to the wardrobes.

### En-Suite

The en suite has tiled walls and flooring, a walk-in shower, sink and toilet along with spotlight ceiling lights.

### Bedroom Three

11' 7" x 9' 5" ( 3.53m x 2.87m )

The third bedroom has carpeted flooring, a ceiling light, a window, and an electric plug-in radiator. There is a sloped ceiling.

### Bedroom Four

9' 4" x 8' 4" ( 2.84m x 2.54m )

The fourth bedroom has carpeted flooring, a window, a ceiling light, an electric plug-in radiator and a sloped ceiling.

### Bedroom Five

8' 4" x 6' 11" ( 2.54m x 2.11m )

The fifth bedroom has carpeted flooring, a window, a ceiling light and an electric plug-in radiator.

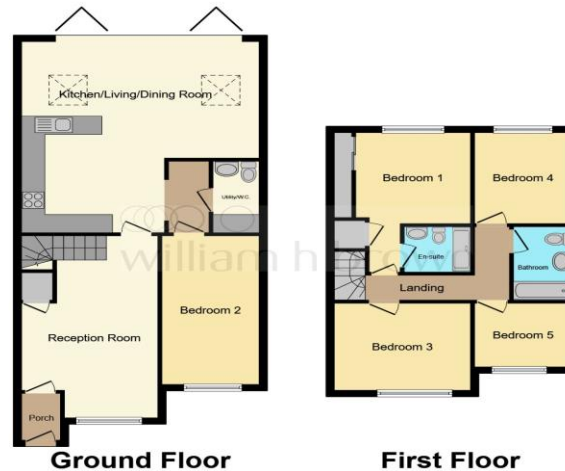
### Family Bathroom

The bathroom has tiled walls and flooring, a window, a ceiling light, a toilet and sink along with a bath and shower over.

### Exterior

To the front, there is a driveway and brick path leading to the property.

To the rear, there is a lovely patio area with turf, a garden shed, a built in BBQ area and fencing with a gate to the rear.



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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## Oaktree Close, Martham Great Yarmouth

- Semi Detached Family Home
- Five Bedrooms and an En Suite
- Motivated Vendors
- Modern Open Plan Living
- Additional Reception Room

Tenure: Freehold EPC Rating: D

**£350,000**



Please note the marker reflects the postcode not the actual property

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