



Black Street, Martham Great Yarmouth NR29 4PR

welcome to

Black Street, Martham Great Yarmouth

William H Brown are proud to present this charming Victorian brick and flint family home. Located in the village of Martham with easy access to amenities and schools.



Step into this beautifully distinctive Victorian semi-detached residence, showcasing the timeless charm of its brick and flint frontage and traditional brickwork. The property boasts 4 bedrooms, family bathroom and a lounge, dining room and kitchen area which all flow nicely into one another providing the perfect family or hosting space. The property benefits from a utility room and a downstairs W/C for convenience. The property has been mostly renovated by the current family. There are a few finishing touches that are still to be completed by the current owners. However, the flooring in the hallway, lounge and dining room will all be left as is so that the next owners can make their own decisions and choices.

Outside the property features a sizeable garden, fully enclosed for family use, the garden has a covered lean to area for sitting out and the beginnings of a large timber framed workshop or shed space at the bottom of the garden. The garden has access to the rear to a communal parking area and access to the front of the property also.

Entrance Hall

Door to the front aspect, wooden flooring and radiator.

Lounge

12' 2" x 11' 1" (3.71m x 3.38m)

Media wall unit with fireplace, shelving and cupboards either side, double glazed window to the front aspect, boarded flooring ready for carpet or hard floor to be laid.

Dining Room

10' 6" x 7' 9" (3.20m x 2.36m)

Storage cupboard, boarded flooring, radiator and archway to the lounge and kitchen.

Kitchen

10' 4" x 8' (3.15m x 2.44m)

Range of fitted wall and base units with work surfaces over, integrated oven and hob with extractor over, stainless steel sink drainer, double glazed window to the rear aspect and tiled flooring.

Utility Room

5' 8" x 5' 3" (1.73m x 1.60m)

Space for double fridge freezer, plumbing for washing machine and tiled flooring. Door to the cloakroom.

Cloakroom

Suite comprising WC and hand wash basin, double glazed window to the side aspect and tiled flooring.

Landing

Wooden stairgate built in and carpeted flooring.

Bedroom One

19' x 7' 7" (5.79m x 2.31m)

Decorative Victorian fireplace, access to the loft space, double glazed window to the rear aspect, radiator and carpeted flooring.

Bedroom Two

12' 3" x 9' 9" (3.73m x 2.97m)

Decorative fireplace, double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Three

8' 9" x 7' (2.67m x 2.13m)

Double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Four

15' 1" x 10' 4" (4.60m x 3.15m)

Attic room, eaves storage, double glazed and tinted velux style windows, 2 radiators and carpeted flooring.

Bathroom

Suite comprising bath, electric shower, WC and vanity unit with drawers and hand wash basin, airing cupboard with water tank, extractor fan, double glazed frosted window to the rear aspect and tiled flooring.

Exterior

Gated shared access via concrete driveway with the house next door, brick weave area enclosed by brick wall and raised brick flower beds. Brick and flint frontage to property. The rear garden has a concrete hardstanding with a wooden lean to creating a covered area, with a sink and running water. outside plug sockets, patio area surrounded by a small brick wall, gate leading to a large lawn with shrubs and fruit trees, large base and timber frames for shed/timber built studio/workshop (has electric and water running to it ready to be connected). Timber shed with oil tank, back gate leading to communal parking area off Grove Road.

Agents Note:

The EPC was obtained in 2021, since that time the vendors have installed new windows, doors and radiators.



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welcome to

Black Street, Martham Great Yarmouth

- Vendors Have Found!
- Victorian Fronted Property
- 4 Bed Family Home
- Good Sized Garden
- Oil Fired Central Heating

Tenure: Freehold EPC Rating: E
Council Tax Band: B



£340,000

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.localagent.com



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Property Ref:
NWS107506 - 0007

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