



Deepdale Avenue, Martham, Great Yarmouth, NR29 4RH

welcome to

Deepdale Avenue, Martham, Great Yarmouth

NO ONWARD CHAIN

Tucked away down a quiet cul-de-sac in the village of Martham, sits this detached 2 bedroom home. with a spacious layout downstairs and benefitting from a garage, driveway and front and rear gardens. This property is not one to be missed.



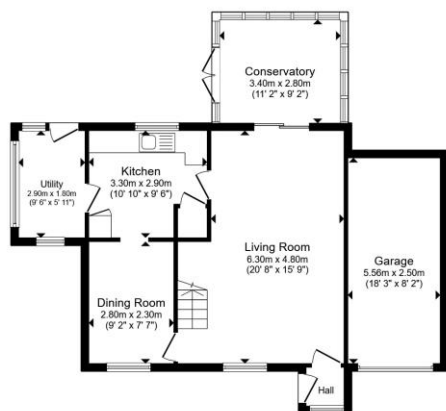
Description

A well-proportioned 2 bedroom detached home situated in a quiet cul-de-sac within the popular Broadland village of Martham. The property is located close to local amenities but set out of the way to appeal to a range of buyers.

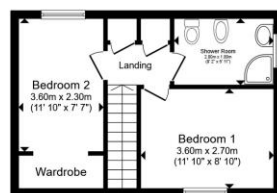
Accommodation comprises an entrance hall, large living room space and conservatory leading off. Flowing through to a dining area with an archway entrance through to the kitchen and utility. The property provides an excellent opportunity for purchasers to modernise and personalise the property to their own taste. Externally the property benefits from a single garage and driveway parking to the front. It also has fairly large front area which is currently landscaped with shingle, shrubs and privacy hedging.

To the rear the property boasts a nicely proportioned, fully enclosed garden space which has been sectioned into lawned, patio and shingle areas. With shrubs and plants bordering and a timber framed shed and greenhouse. The rear garden has wooden gates at either end to provide personal access to the front of the property.

With its desirable village setting, detached status and scope for improvement, this property provides a fantastic opportunity for a range of different buyers.



Ground Floor



First Floor

Total floor area 106.2 m² (1,143 sq.ft.) approx

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.propertybox.io



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Entrance Hall

uPVC front door opens into hall with carpeted flooring, frosted uPVC double glazed window to front aspect and internal door to Living Room.

Living Room

Large stone fireplace with decorative electric plug-in wood burner, stairs to first floor, carpeted flooring, radiator and front aspect double glazed window. Doors to Dining Room, Kitchen & sliding glass door to Conservatory.

Conservatory

Brick base with uPVC glass surround, uPVC flat roof and linoleum flooring,

Dining Room

Carpeted flooring, radiator & front aspect double glazed window. Archway to Kitchen.

Kitchen

Fitted with a range of wall & base units, 2 large built-in pantry cupboards, work surface over with stainless steel sink & drainer unit, space for cooker & hob with built-in extractor hood above and space & plumbing for washing machine. Linoleum flooring, radiator, rear aspect double glazed window and doors to Living Room & Utility.

Utility

Linoleum flooring, front aspect single glazed window, side & rear aspect double glazed windows and uPVC door to outside.

First Floor Landing

Airing & storage cupboards, loft hatch and carpeted flooring. Doors to Bedrooms & Bathroom.

Bedroom One

Carpeted flooring, radiator & front aspect double glazed window.

Bedroom Two

Archway with cupboard storage, carpeted flooring, radiator & rear aspect double glazed window.

Bathroom

Suite comprising WC, bidet, ceramic wash basin and corner shower cubicle. Linoleum flooring, towel radiator, fan heater and front aspect double glazed frosted window.

Outside

To the front of the property is a shingled area with shrub & hedge borders providing privacy, a driveway and a Garage with up & over door.

The rear garden is fully enclosed with fence panels and brick wall to the front. There are evenly split areas to include sections of lawn & patio, shingle areas, houses oil tank, greenhouse, timber shed and a variety of shrubs & trees. A personal door give access to the Garage and two gates on either side of the garden which leads to the front of the property.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



welcome to

Deepdale Avenue, Martham, Great Yarmouth

- NO ONWARD CHAIN!
- 2 Bedroom Detached House
- Quiet Cul-De-Sac Location
- Close to Local Amenities
- Oil Fired Central Heating
- Driveway & Garage
- Private Enclosed Garden

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

offers in excess of
£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108552 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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