



ADDRESS
19 Cherry Tree Avenue
Martham
Norfolk
NR29 4QP

TENURE
Freehold

STATUS
Chain Free Sale

L  LARKES

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The Tour:

This striking modern detached bungalow offers a haven of light and style on a charming tree-lined avenue in Martham. Just a short stroll from the village centre, the property enjoys a peaceful setting while remaining close to local amenities.

Gravelled gardens with established planting and winding pathways lead you to the property, where a private driveway provides ample off-road parking. A gabled entrance porch creates a sense of arrival, while internally, a central hallway provides access to all rooms and boasts three large storage cupboards, perfect for keeping clutter at bay.

The large reception rooms to the right of the hallway offer an ideal space for entertaining. The interconnected living and dining areas provide ample room for relaxing and socialising. The living room boasts a large west-facing bay window that floods the space with warm afternoon light. Patio doors in the dining area lead out to a paved patio and the established gardens beyond.

Located at the rear of the hallway, the kitchen is well-equipped with fitted cabinetry and laminate countertops, offering plenty of space for culinary creation. All essential appliances are included in the sale, making this a move-in-ready proposition.

Both bedrooms are situated on the left-hand side of the property and benefit from fitted double wardrobes with convenient folding doors, ensuring ample storage space. The rear bedroom features a luxurious en-suite bathroom, while the front bedroom enjoys easy access to a separate shower room located just off the hallway.

The well-proportioned easterly facing garden offers a tranquil escape. A large patio area adjoins the property, providing a perfect spot for alfresco dining. Beyond the patio lies a delightful combination of lawn, vegetable patch, and a charming summerhouse – ideal for relaxing with a good book or enjoying a cup of tea surrounded by nature. A pedestrian door from the patio leads conveniently into the attached garage, where you'll find the oil-fired boiler.

This modern detached bungalow presents a fantastic opportunity for those seeking a stylish and comfortable home in a charming Norfolk village location.

Points to note:

Tenure: Freehold

Heating: Oil Central Heating & HWC

Average Heating & Lighting Costs: TBC

Council Tax: Band C (£1,996.58)

Energy Performance: TBC

The Area:

For those seeking a life of peace and quiet laced with a touch of village charm, Cherry Tree Avenue in Martham offers an idyllic haven. Here, a sense of tranquillity unfolds amidst rolling Norfolk countryside, with the surrounding tree lined streets being perfect for gentle strolls and friendly encounters with neighbours.

Nestled within walking distance of Martham's village centre, Cherry Tree Avenue residents are spoilt for choice when it comes to daily conveniences. A well-stocked post office ensures you can handle errands with ease, while the friendly local pub beckons for a sociable drink and a taste of village life. A small grocery store provides all the essentials for everyday needs, while the bustling market town of Great Yarmouth, a short drive away, offers a wider selection of shops, supermarkets, and healthcare facilities.

Beyond Martham's charming centre lies the jewel in the crown – the Norfolk Broads National Park. Designated as an area of outstanding natural beauty, this vast network of waterways and wetlands beckons nature lovers and explorers alike. Imagine gentle boat trips along tranquil rivers, or scenic bike rides on designated trails that weave through the heart of the Broads. For those with a passion for birdwatching, Martham Marshes, a nearby nature reserve, promises sightings of diverse wetland birdlife.

Life on Cherry Tree Avenue isn't all about peaceful seclusion. The village hall forms a vibrant hub, playing host to regular social events and coffee mornings – a perfect place to forge new friendships and become an integral part of the welcoming Martham community. And when the desire for a cultural experience arises, historical Norwich or the seaside town of Great Yarmouth are both within easy reach, offering a wealth of museums, theatres, and cinemas to explore.

With its perfect blend of peaceful living, easy access to everyday conveniences, and proximity to stunning natural beauty, Cherry Tree Avenue emerges as the ideal location for those approaching retirement. Whether your days are best spent pottering in a tranquil garden, exploring the hidden waterways of the Broads, or simply socializing with friendly neighbours, this charming Martham address promises a fulfilling and enriching chapter in life's journey.

Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

**FIND
YOUR
NEST**



Living room with west facing bay window



Alternate view of living room



Open plan living area with French doors to the rear patio and gardens



Kitchen detail with serving hatch to dining room on the right

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Kitchen



Rear patio area leading to garden



Lawn garden with flower beds and vegetable patch



Summerhouse



Second bedroom



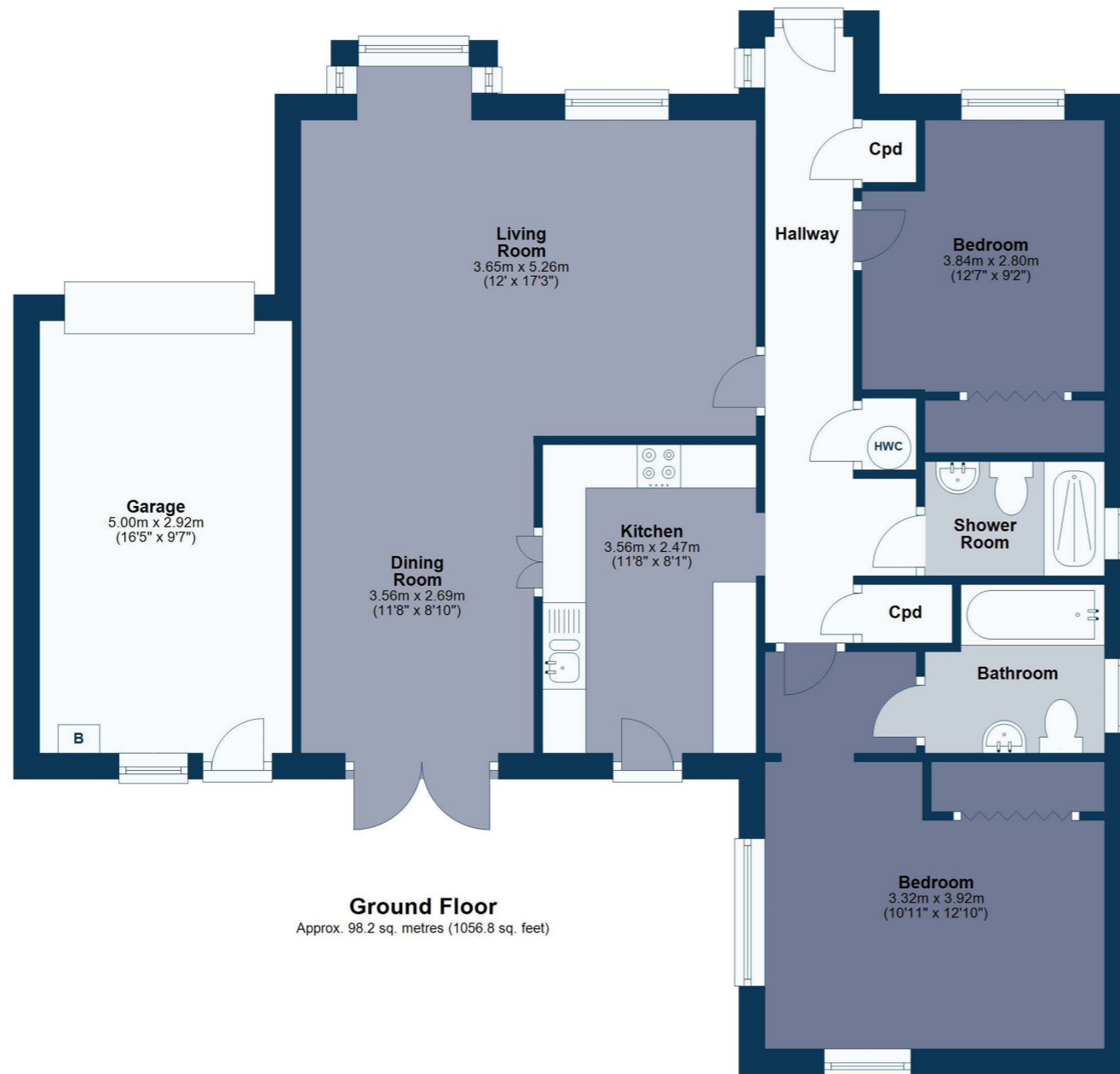
Shower room



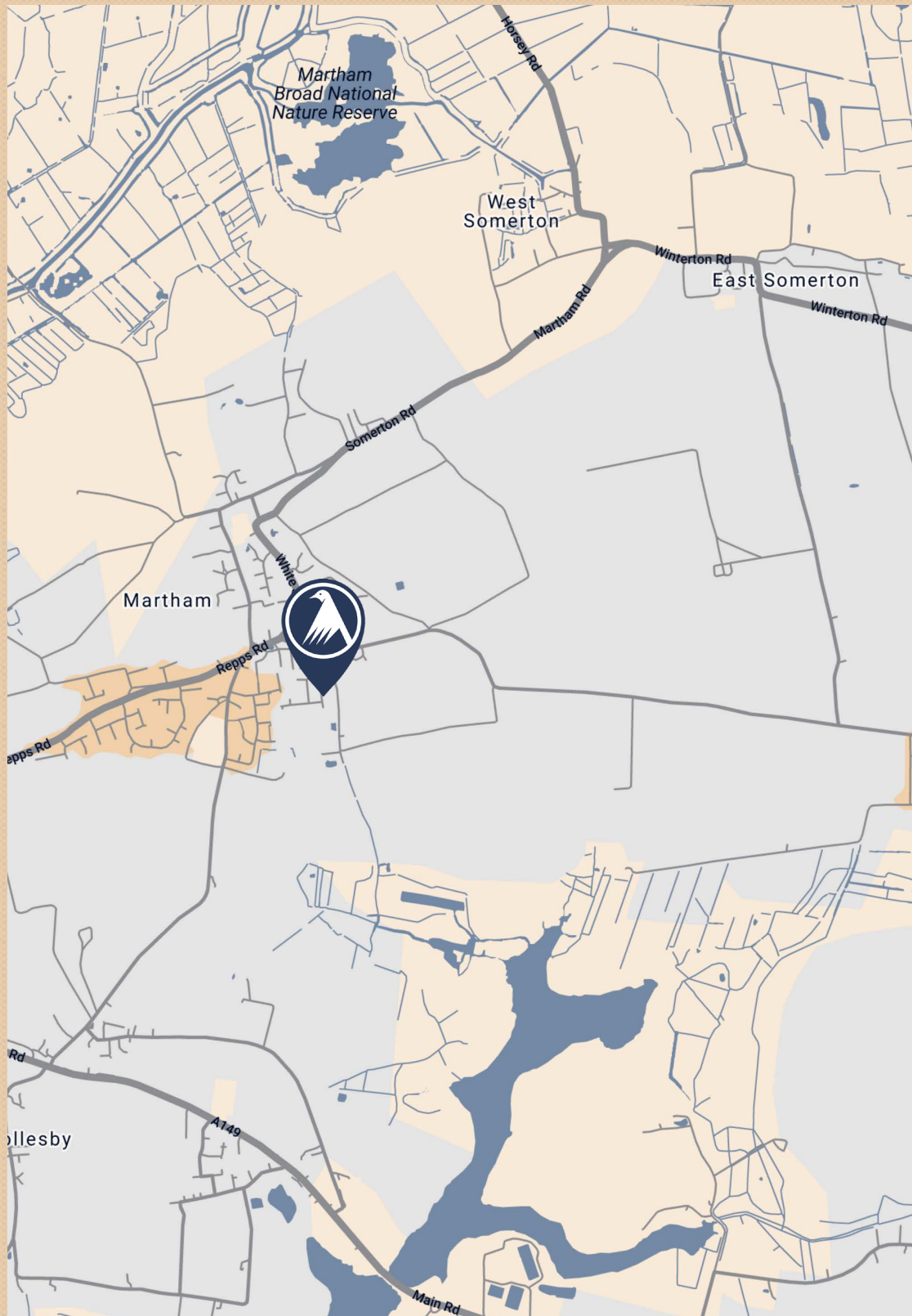
Ensuite bathroom



Principle bedroom with view over rear gardens



Ref: 7323



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