

Aldreds
Estate Agents



2 Alder Avenue, Martham, Great Yarmouth, NR29 4FA

£325,000



3



2



1



C



£325,000

2 Alder Avenue

Martham, Great Yarmouth, NR29 4FA

- Spacious Link-detached Bungalow
- En Suite to Master
- Modern Fitted Kitchen
- Driveway & Garage
- Popular Broadland Village
- Three Bedrooms
- Spacious Lounge / Dining Room
- Under Floor Heating via Air Source Heat Pump
- Nicely Enclosed Rear Garden
- No Onward Chain

Aldreds are pleased to offer this spacious three bedroom link-detached bungalow, situated in a desirable development within the popular Broadland village of Martham. Constructed in 2015 by Cripps Builders. This well appointed property offers accommodation including an entrance hall, 'L' shaped lounge/diner, kitchen, three bedrooms, master ensuite, and bathroom.

The property offers uPVC sealed unit double glazed windows, under floor heating via an air source heat pump, driveway parking, garage and nicely enclosed rear garden. Now offered with no onward chain, early internal viewing is highly recommended.



Entance Hall

Part-obscure glazed entrance door, loft access, airing cupboard housing pressurised hot water cylinder, controls for under-floor heating, thermostat, power points, doors leading off

Lounge / Dining Room 21'3" max reducing to 12'7" x 15'1" max reducing † (6.50m max reducing to 3.86m x 4.61m max reducing †)

A spacious 'L' shaped room with window and glazed sliding doors facing the rear garden, power points, television point, telephone point, thermostat control for under-floor heating

Kitchen 10'11" x 8'3" (3.34m x 2.54m)

Window to side aspect, part-glazed door to side a range of fitted kitchen units, with rolled edge work surface and tiled splashback, stainless steel sink drainer with monobloc tap, integrated electric oven, ceramic hob, stainless steel chimney style extractor, dishwasher and fridge/freezer. Thermostat for under-floor heating.





Bedroom 1 12'7" reducing to 9'10" x 10'4" (3.85m reducing to 3m x 3.17m)

Window to front aspect, built-in wardrobe, thermostat control for under floor heating, power points, television point, door giving access to

Ensuite shower room 6'9" x 5'0" (2.06 x 1.52 (2.07 x 1.53))

Side facing obscure glazed window, low level WC, tiled shower cubicle, pedestal hand wash basin with tiled splashback, inset LED ceiling lighting, ventilation, illuminated mirror

Bedroom 2 12'7" x 8'7" increasing to 10'9" (3.85m x 2.64m increasing to 3.28m)

Window to front aspect, built-in wardrobe, power points, television point, thermostat for under-floor heating, telephone point

Bedroom 3 10'1" x 8'11" (3.09m x 2.72m)

Window to side aspect, power points, telephone point, television point, thermostat control

Directions

On arriving in the village of Martham on the Rollesby Road, turn right at the 'T' junction with Repps Road, continue through the centre of the village passing through The Green, turn right heading towards Hemsby, turn right into Hall Road, turn right into Walnut Tree Avenue, continue as the road bears to the left, turn right into Sycamore Avenue, then right into Alder Avenue, where the property can be found a short way along on the lefthand side.



Bathroom 5'10" x 7'7" (1.78 x 2.31)

Side facing obscure glazed window, white suite comprising low level WC, pedestal hand wash basin with tiled splashback, panelled bath with tiled surround, shower attachment over and shower screen, inset LED ceiling lighting, ventilation, illuminated mirror, thermostat.

Outside

The property is located in a desirable position with vehicular access via a brickweave driveway, extending to the side of the property leading onto garage. There's a nicely enclosed rear garden, mainly paved and shingled with mature fruit tree planting, an area of artificial grass, pond, and close board panelled fencing to boundaries.

Garage 19'6" x 9'10" (5.96m x 3m)

Front facing roller door, rear service door, power and lighting

Tenure

Freehold.

Services

Mains water, electricity, drainage.

Council Tax

Great Yarmouth Borough Council. Band 'C'

Location

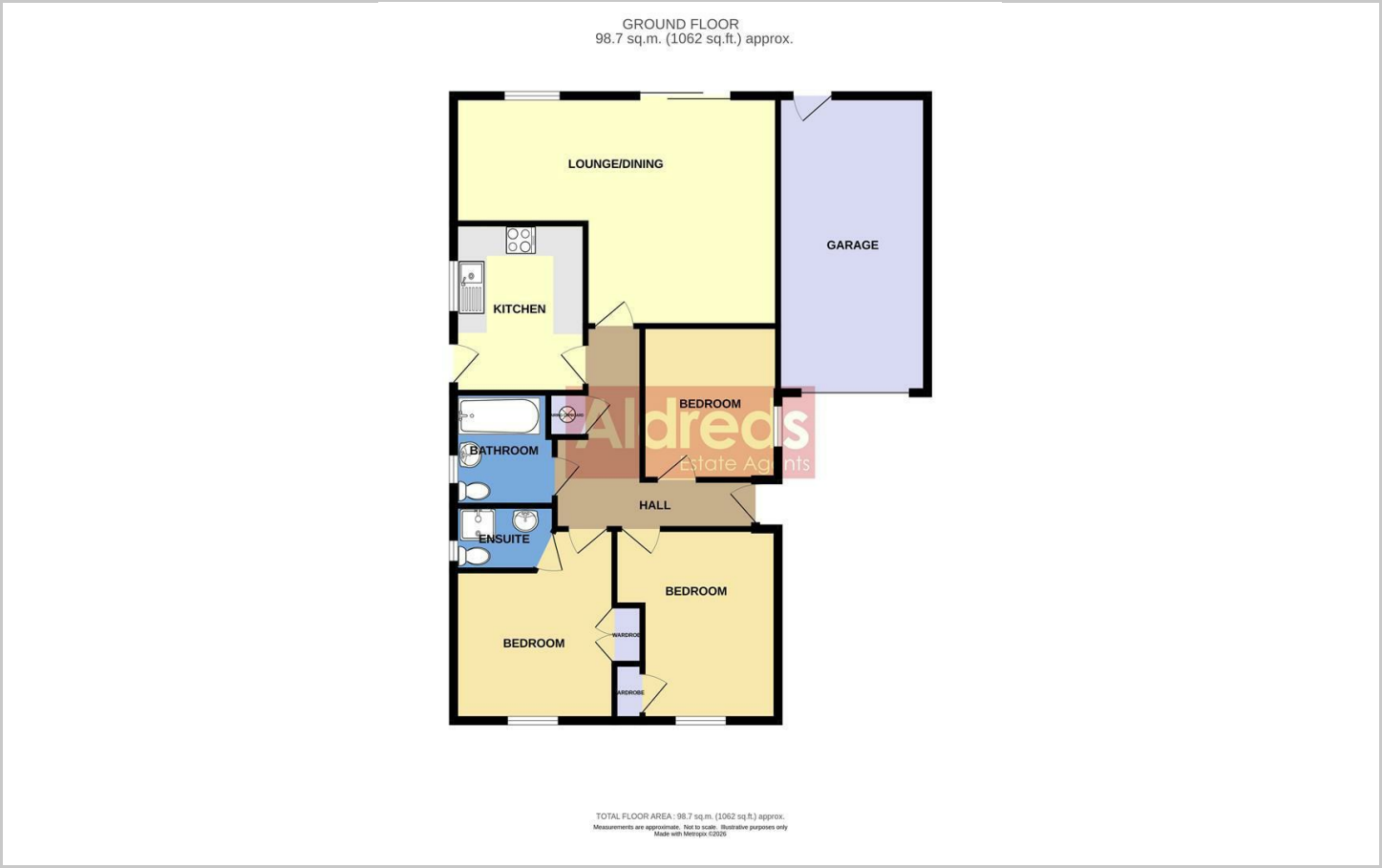
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

Reference

PJL/S10104



Floor Plans

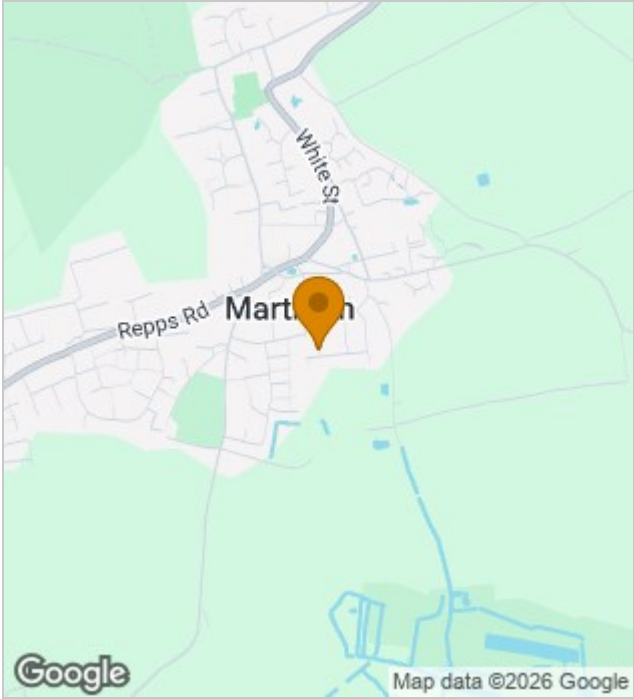


Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

