

22 Clarendon Drive, Martham

Minors & Brady

22 Clarendon Drive

Martham, Great Yarmouth

Space to grow, room to entertain and a layout that offers more than meets the eye, this three-bedroom home in Martham presents an exciting opportunity to find a property that adapts to the way you live. Extended to provide two separate reception rooms, the home offers added versatility for family life, entertaining, or creating a dedicated space to work or unwind. A fitted kitchen, two further bedrooms and a particularly generous main bedroom complete the well-proportioned accommodation. Outside, an enclosed rear garden provides a private setting for relaxing and dining outdoors, while a garage and green outlook to the front add to the appeal. The property also benefits from 16 solar panels, adding an appealing energy-conscious feature to the home. Set within a quiet residential area, this is a home with plenty to offer for buyers seeking flexible living space and the opportunity to make it their own.

- Guide Price: £220,000 - £230,000
- Solar panels generating an additional income of approximately £500 per year, with 10 years remaining on the current arrangement.
- Three-bedroom property in a quiet residential area of Martham, offering practical accommodation across two floors
- Fitted kitchen with a practical layout and dedicated cooking and food preparation space
- Extended to provide a second reception room, creating additional flexibility for family living, dining or entertaining
- Three first floor bedrooms, including a generous main bedroom and two additional rooms suited to family members, guests or home working
- First floor bathroom fitted with a bath, wash basin and WC
- Enclosed rear garden providing private outdoor space for relaxing, gardening or dining outside

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KNEBWORTH
GENESIS
TOM PETTY
HEARTBREAKERS
DEVO
BRAND X
ATLANTA RHYTHM SECTION

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- Garage providing useful storage or secure parking, alongside additional practicality for everyday living
- Open green space to the front of the property, offering a pleasant outlook within the residential setting

Location

Martham is an established Norfolk village offering a balance of everyday convenience, community life, and access to the surrounding countryside. Local amenities include shops, a supermarket, and everyday services, while nearby Great Yarmouth provides a wider selection of supermarkets, independent retailers, cafés, restaurants, healthcare facilities, and leisure options. Families benefit from local schooling, including Martham Primary and Nursery School, with further educational facilities available in neighbouring towns. The village's residential setting and range of local amenities make it a practical choice for families, retirees, and those seeking a quieter pace of life away from busier urban centres.

The surrounding area offers plenty of opportunities to enjoy the outdoors, with Martham Broad and its surrounding wetlands providing a setting for wildlife watching and countryside walks. The nearby beaches at Hemsby and Winterton on Sea are within easy reach for coastal outings, while the wider Norfolk Broads offer opportunities for boating and exploring the region's waterways. Road links connect Martham with Great Yarmouth and Norwich, where further shopping, employment and cultural facilities can be found. Combining village amenities with access to both the coast and countryside, Martham offers a convenient base for enjoying the varied landscapes of Norfolk.

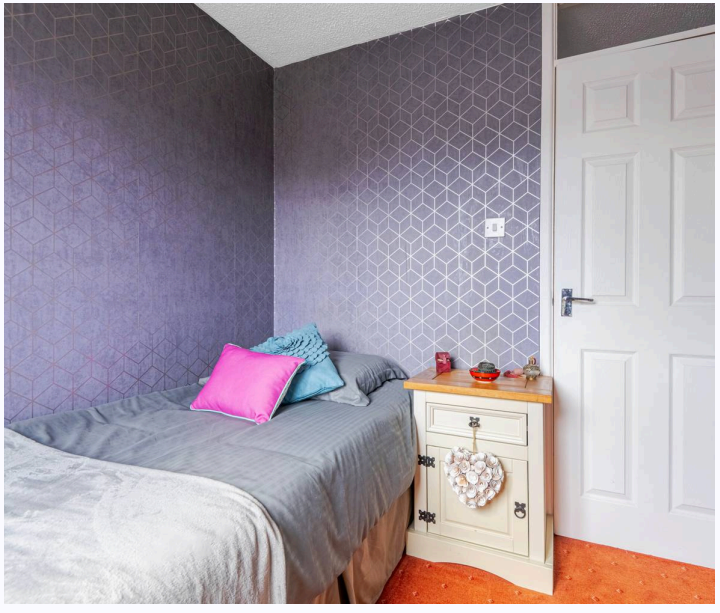
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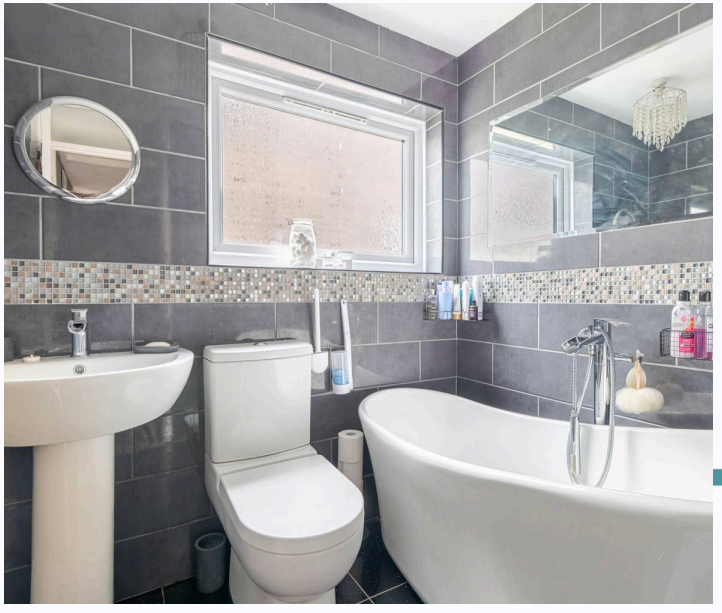












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The ground floor begins with a fitted kitchen, offering a practical arrangement of units, worktop space, and room for essential appliances. Positioned towards the front of the property, it provides a functional setting for everyday cooking, with the adjoining hallway connecting the principal living areas and stairs leading to the first floor. The property has also benefited from the installation of new front-facing windows, helping to enhance the home's overall specification.

The sitting room offers a comfortable space to unwind, with room for a range of seating arrangements and a layout suited to relaxed evenings or time spent with family and friends. Beyond this, the extended reception room provides an additional area that can be adapted to suit a variety of needs. Whether used as a separate dining room, a second lounge, a playroom, or a dedicated space for hobbies, it adds welcome versatility and allows the home to accommodate changing routines.

Upstairs, the property offers three bedrooms arranged around the landing. The main bedroom is notably generous in size, providing ample room for bedroom furniture and creating a comfortable space to retreat to at the end of the day. Two further bedrooms offer flexibility for children, guests, or those needing a home office. A family bathroom completes the first-floor accommodation.

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Outside, the enclosed rear garden provides a private space to enjoy the outdoors, with room for seating, gardening, and dining during the warmer months. Its enclosed layout makes it a practical extension of the living space, whether enjoying a quiet morning outside or hosting friends and family. To the front, the property benefits from a green outlook, adding an attractive aspect to the approach, while the garage provides useful storage or parking potential.

Situated in a quiet residential area of Martham, the property offers a setting suited to those seeking a comfortable home with adaptable accommodation and useful outdoor space. Further improvements include a newly installed heating system and cavity wall insulation, while the solar panels provide an additional benefit through an income from generated electricity. The combination of the extended reception area, generous main bedroom, enclosed garden, energy-conscious solar panels, and garage makes this an appealing choice for buyers seeking a well-rounded home with versatile living space, practical features, and the added benefit of solar energy.

Agent's Note

This property will be sold freehold, connected to mains water, electricity, and drainage.

This property has an electric water heater.

Council Tax Band: B

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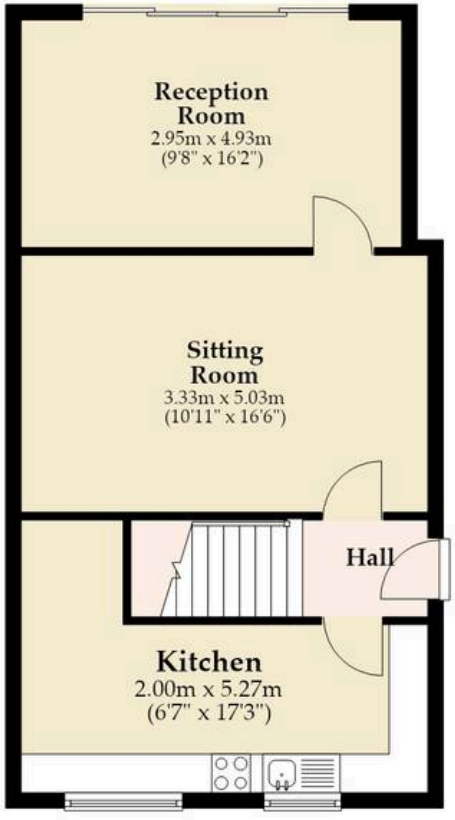






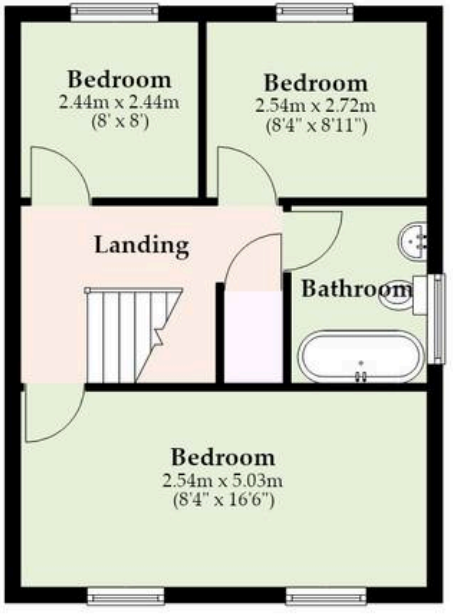
Ground Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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Meet *Sarah*
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Your home, our market

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