

**Aldreds**  
Estate Agents



10 Bradfield Drive, Martham, NR29 4UP

Guide Price £300,000



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# 10 Bradfield Drive

Martham, Great Yarmouth, NR29 4UP

- Spacious Modern Link-Detached House
- Desirable Development Within The Centre Of The Village
- Spacious Accommodation
- Three/Four Bedrooms
- Lounge & Separate Dining Room/Ground Floor Bedroom 4
- Master En-Suite Shower Room
- Double Aspect Lounge
- Oil Fired Central Heating
- Nicely Enclosed Garden with Southerly Aspect
- Driveway Parking & Garage

Guide Price £300,000 - £325,000 Aldreds are pleased to offer this well presented, modern linked-detached house situated in the popular Broadland village of Martham. The spacious accommodation includes an entrance porch, hallway, ground floor cloakroom, kitchen, double aspect lounge, dining room/ground floor bedroom four, three first floor bedrooms, with master en-suite shower room and family bathroom. The property offers uPVC sealed unit double glazed windows, PV solar panels for supplementary hot water heating, oil fired central heating, driveway, garage and a nicely enclosed garden with a Southerly aspect. Early internal viewing is highly recommended to appreciate this well presented home.



## Entrance Porch

Part glazed entrance door with windows to front and side aspects, door giving access to;

## Hallway

Smoke detector, power points, thermostat, stairs to first floor landing, radiator, doors leading off;

## Cloakroom

Part tiled walls, low level w.c., hand wash basin, ventilation.

## Kitchen 10'2" x 10'2" (3.1m x 3.1m)

Window and part glazed door side leading to garden, tiled flooring, radiator, a range of fitted kitchen units with rolled edge work surface, upstand and tiled splash back, sink drainer with mono bloc tap, integrated electric oven, ceramic hob, stainless steel chimney style extractor, plumbing for washing machine and dishwasher, oil fired boiler for hot water and central heating, inset ceiling lighting.





**Dining Room/Ground Floor Bedroom 4 10'2" x 8'2" (3.1m x 2.49m)**

Window to front aspect, radiator, power points.

**Lounge 18'8" x 9'8" (5.7m x 2.97m)**

A spacious double aspect room with windows to front and side, two radiators, power points, television point.

**First Floor Landing**

Airing cupboard housing hot water cylinder, radiator, power points, smoke detector, doors leading off;

**Master Bedroom 14'7" x 9'10" at max (4.47m x 3m at max)**

Windows to front and side, radiator, two built-in wardrobes with double doors, power points, tv point, door giving access to;

**En-Suite Shower Room**

Part tiled walls, pedestal hand wash basin, low level w.c., tiled shower cubicle, heated towel rail, ventilation, shavers point.

**Bedroom 2 10'4" at max x 10'0" (3.16m at max x 3.05m)**

Window to front aspect, radiator, power points, tv point.

## Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Martham, turn left onto Repps Road and proceed into the village, passing The Green, continue into White Street before turning right into Bradfield Drive, where the property can be found a short way along on the right hand side, located by our FOR SALE board.



### Bedroom 3 10'4" x 8'5" (3.16m x 2.58m)

Window to side aspect, radiator, power points, tv point, loft access.

### Bathroom

Obscure glazed window to front aspect, white suite comprising panelled bath with tiled surround, pedestal hand wash basin, low level w.c., part tiled walls, towel rail, shavers point, ventilation.

### Outside

The property occupies a pleasant position in a quiet cul-de-sac with vehicular access to the rear driveway leading to adjoining;

### Garage 17'8" x 9'7" (5.4m x 2.93m)

Front facing up and over door, rear service, power and lighting.

### Gardens

The property offers lawned curtilage to the front and side, with an enclosed garden area to the far side of the property, Offering a Southerly aspect. The garden is nicely enclosed by close board panel fencing with a large paved patio with an area of artificial grass with mature tree planting, well screened from the rest of the garden is a sunken uPVC oil storage tank behind a dwarf brick wall with an area of timber decking and garden shed.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: 'C'

### Location

Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad 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

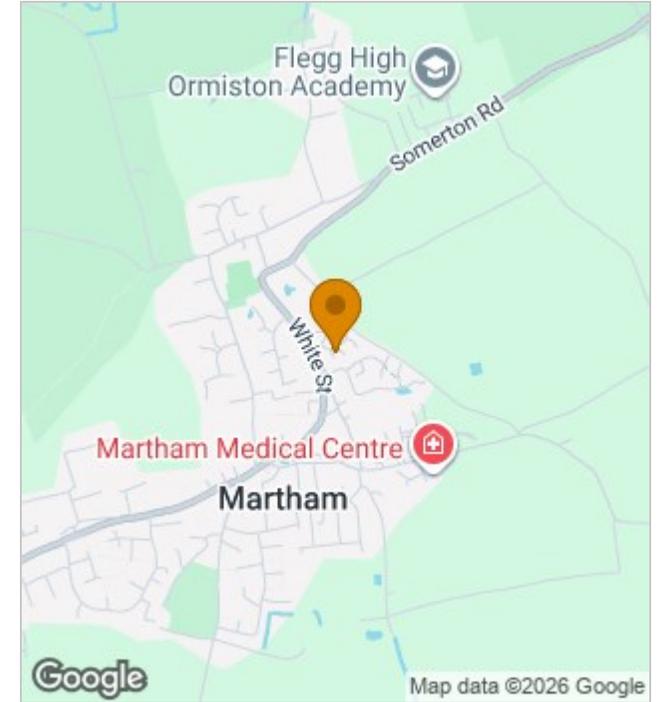
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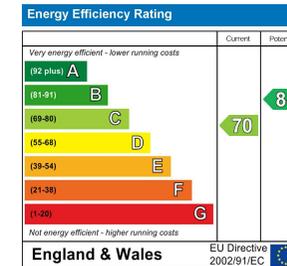
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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