



Brick Kiln Close, Martham - NR29 4FN

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Brick Kiln Close

Martham, Great Yarmouth

**VENDOR FOUND!** Set within this popular development opposite an open green space sits this **GREATLY MODERNISED** and well presented **END-OF-TERRACE HOME** with a multitude of improvements on offer both inside and out. As you enter, all **RECENTLY UPDATED FLOORING** guides you past a ground floor WC into the **OPEN SITTING ROOM** with views over the adjacent green space and under stair storage space with an open **KITCHEN** and **DINING ROOM** sat at the very rear with **INTEGRATED APPLIANCES** and extended storage with French doors backing into the rear garden. The first floor landing gives way to two similarly sized **DOUBLE BEDROOMS** all being served by a **FULLY MODERNISED** three piece shower room. Externally, the rear garden is offered in an **ATTRACTIVE** yet **LOW-MAINTENANCE** condition with a bespoke built **PERGOLA** with fire pit and additional **26'** external timber building comprising both a **14'** **HOME OFFICE** or extra entertainment area plus additional storage space while **OFF ROAD PARKING** can be found to the very front of the home.



Council Tax band: B

Tenure: Freehold

- Vendor Found!
- End-Of-Terrace House With 3x Solar Panels
- Multiple Upgraded & Modernised Features Throughout
- Kitchen With Integrated Appliances & Additional Storage
- Fully Modernised Shower Room
- Two Double Bedrooms
- Landscaped Rear Garden With Pergola, External Home Office Cabin & Storage
- Off Road Parking

The East Coast village of Martham offers a wealth of local amenities including shops, schooling, doctors surgery and a library. Regular bus links provide access to the nearby town of Great Yarmouth, whilst excellent road links provide access to the A47. Sandy beaches can be found at Winterton approximately three miles distant. The village retains part of its traditional charm with village green and pond and borders the Norfolk Broads National Park.



## SETTING THE SCENE

The property can be found set back from the street where a brick weave driveway allows parking for two vehicles at the front of the home with side access gate leading you in towards the rear garden. The home sits pleasantly opposite an open green space giving further privacy and natural light to the front of the home where a low maintenance shale frontage allows for colourful planting beds.

## THE GRAND TOUR

Once inside, a central lobby is the first place to greet you which grants access to all living accommodation on the ground floor as well as stairs to the first floor and handy two piece WC immediately to your right complete with low level radiator and frosted glass windows. The ground floor has been upgraded with a hard wearing wooden effect flooring laid underfoot and tasteful neutral décor. The sitting room is the first living space to open up from the lobby with a large conventional size conducive to a potential choice of layout of soft furnishings. Clever thoughts to natural light are found within the home with each door leading into the sitting room having glass panels allowing natural light to flow from one space to another seamlessly. Towards the rear of the room a handy under the stairs storage space can be found with door opening into the open kitchen and dining room - the flooring here opens up immediately to your left to allow for a formal dining table sat in front of a set of uPVC double glazed French doors where fitted further eye level storage is found. The kitchen, much like the rest of the home has also had a multitude of changes where integrated appliances are on offer currently include a dishwasher, washing machine, oven and hob with extraction above plus fridge/freezer.

The first floor landing splits in each direction to take you into each of the double bedrooms, both of which a similar size.

Each bedroom comes with a handy built in storage space and is laid with carpeted flooring with more than enough room for a double bed and further soft furnishings with a tree lined backing to the rear bedroom and views over the open green space from the bedroom at the front. Sat between each of the bedrooms is a fully modernized shower room complete with an aqua board surround, tall heated towel rail, vanity storage plus rainfall shower head and walk in shower tray.

## FIND US

Postcode : NR29 4FN

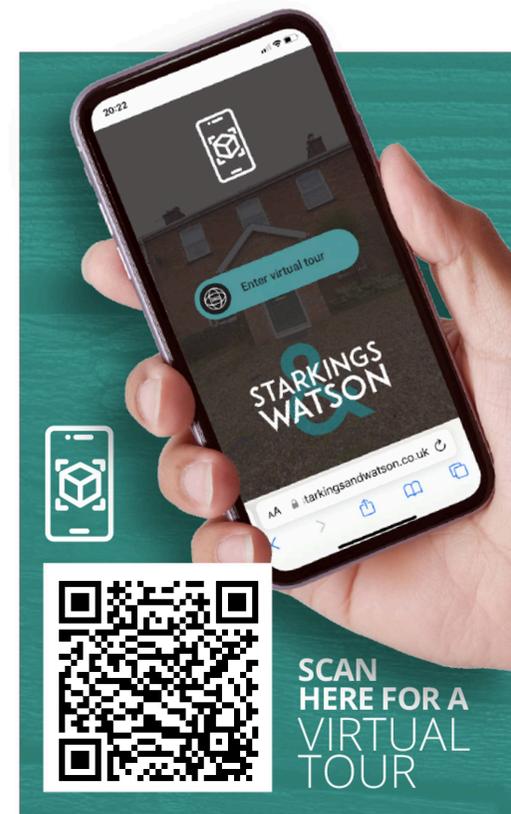
What3Words : ///reshape.quicksand.punch

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

Please note, there is a yearly maintenance charge the the upkeep of communal areas within the development amounting to approx. £140 Per Annum.







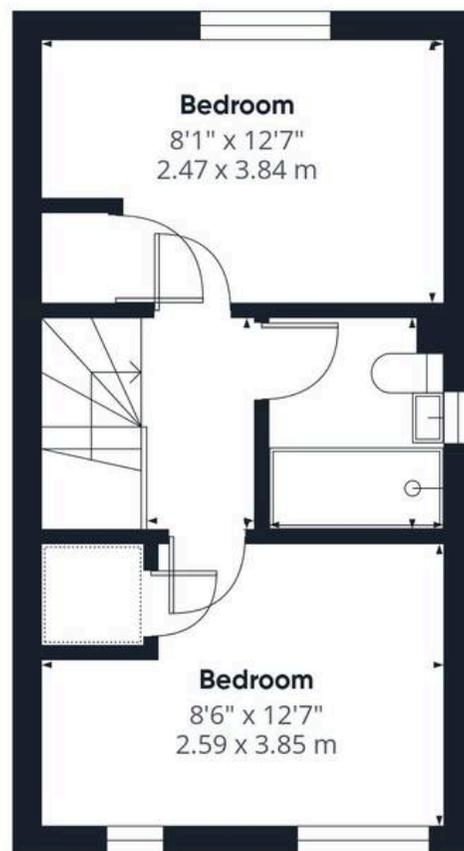
## THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition where due to the position of the home, privacy can be had from every angle. An extended timber deck greets you initially as you exit from the kitchen with artificial lawn reaching out beyond this, complete with raised planting beds. A bespoke built pergola is perfectly positioned to enjoy the warm summer evenings where a further electric heating system and built in fire pit are also on offer. To the side of the garden the potential usable living space is extended with the addition of a handy 26' timber cabin complete with it's own electric supply and offering the potential perfect home office space or further entertainment area if required. The opposite side of this is an extended storage space ideal for additional garden storage needs with potential to be used as a utility space.

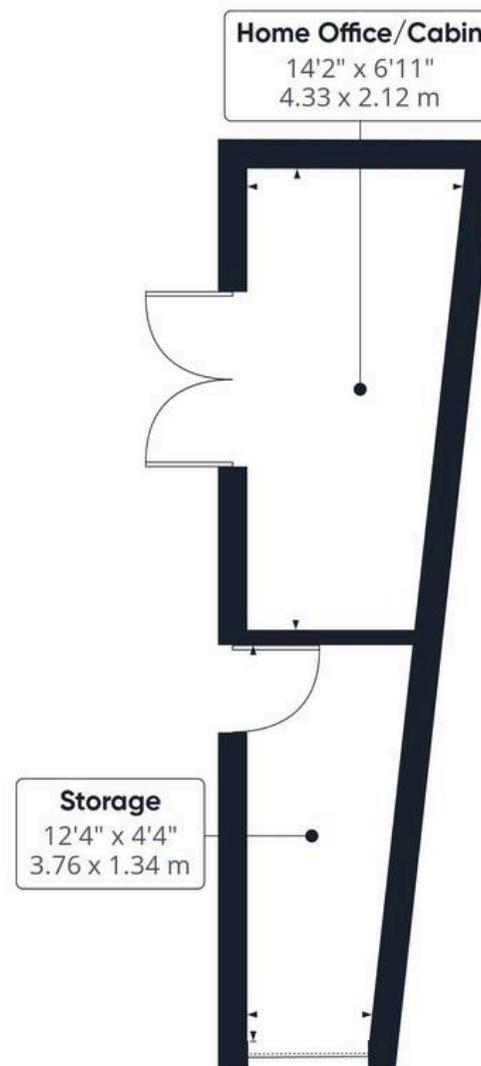




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

726 ft<sup>2</sup>  
67.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.