



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



13 Bensley Road, Martham, Norfolk, NR29 4QE

A well-presented three-bedroom semi-detached home, ideal for family living, situated within a conservation area in the charming village of Martham, just a few miles inland from Norfolk's stunning east coast beaches. Centred around a picturesque village green lined with Georgian houses, Martham offers an excellent range of amenities including shops, pubs, a café, parish church, Co-op food store, medical centre, nursery, primary and high schools.

Tucked away on a quiet no-through road, the property is set back from the street and approached via a shingle frontage providing off-road parking. To the rear, an enclosed lawn garden with a sun terrace and storage shed creates an ideal space for relaxing and entertaining outdoors.

Internally, the property is well maintained throughout. The main entrance opens into a welcoming hallway with access to a rear lobby and ground floor shower room, a comfortable family lounge, and a spacious kitchen dining room. Upstairs, there are three bedrooms, all benefiting from built-in storage, together with a family bathroom.

Perfectly positioned between the Norfolk Broads and the coastline, the property enjoys access to some of the clearest waters in the Broads network, making the area particularly popular for canoeing and paddle boarding. The historic city of Norwich lies less than twenty miles to the south-west, while the sandy beach at Winterton-on-Sea, famed for its seal watching, is under three miles to the east.



Semi-Detached



House



Older



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band B

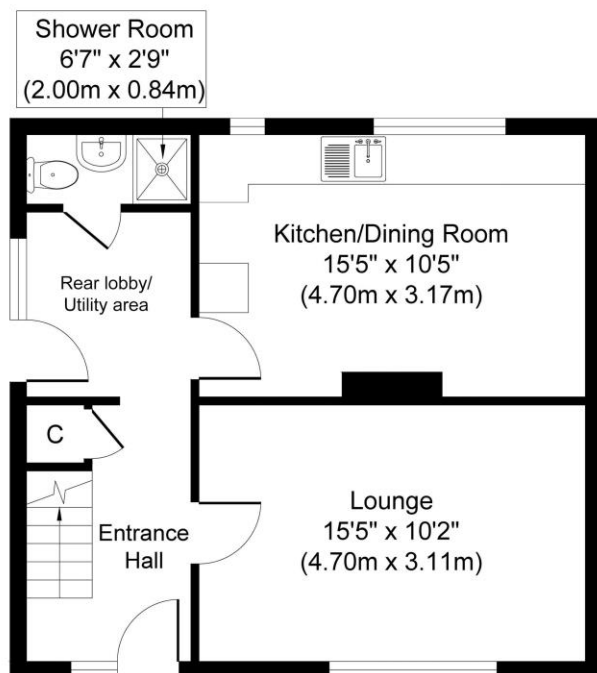


Off-Road
Parking

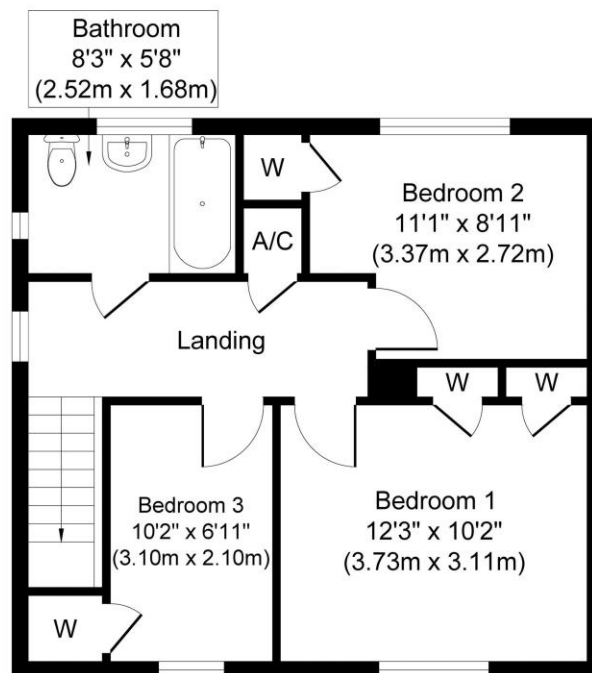


No
Garage





Ground Floor
Approximate Floor Area
468 sq. ft
(43.43 sq. m)



First Floor
Approximate Floor Area
468 sq. ft
(43.43 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES