

Aldreds
Estate Agents



28 Marlborough Green Crescent, Martham, NR29 4SZ

£240,000





28 Marlborough Green Crescent

Martham, Great Yarmouth, NR29 4SZ

- Driveway Parking & Garage
- Significantly Improved By The Current Owner
- Three Bedrooms with Master Bed Dressing Room
- Conservatory
- Spacious Semi Detached Chalet Style House
- High Quality Fitted Kitchen With Appliances
- Oil Fired Central Heating
- Modern Shower Room
- Rear Garden Facing Open Farmland
- Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this three bedroom semi detached chalet style house situated in the popular Broadland village of Martham. Significantly improved by the current owner including a re-fitted high quality kitchen and shower room, new internal doors, plastered ceilings, wood burning stove.

The accommodation includes entrance hall, lounge, kitchen/diner, conservatory, three bedrooms including a master bedroom with walk-in wardrobe and a first floor shower room. The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking, garage and a nicely enclosed garden backing onto farmland. Early internal viewing is highly recommended to appreciate.



£240,000



Entrance Hall

Part glazed stable style entrance door with glazed side panel, stairs to first floor landing, power points, telephone point, doors leading off;

Lounge 16'5" x 10'10" (5.01m x 3.32m)

Corner wood burning stove on a pamment tiled hearth, vertical radiator, power points, television point, glazed French doors leading to;

Conservatory 9'10" x 9'0" (3m x 2.76m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, French doors leading to rear garden, tiled flooring.

Kitchen/Diner 16'5" x 11'3" at max (5.01m x 3.44m at max)

Beautifully re-fitted by the current owner with a high quality kitchen including granite work surfaces and upstands, inset ceramic sink with mixer tap, integrated appliances including wine fridge, washing machine, dishwasher, fridge-freezer, electric oven, combination microwave and ceramic hob with built-in extraction, island unit incorporating a breakfast bar. Inset LED ceiling lighting, vertical radiator, two under stairs cupboards, one allowing space for a tumble dryer.



First Floor Landing

Loft access, power point, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Master Bedroom 9'6" x 8'9" (2.9m x 2.68m)

Rear facing window allowing attractive far reaching farmland views to the rear, radiator, power points, folding door opening into a;

Walk-In Dressing Room 6'9" x 6'3" (2.06m x 1.92m)

Bedroom 2 8'11" at max x 7'7" (2.73m at max x 2.33m)
Front facing window, radiator, power points.

Bedroom 3 7'8" x 7'2" (2.34m x 2.19m)

Front facing window, radiator, power points.

Shower Room

Side facing obscure glazed window, inset LED ceiling lighting, beautifully re-fitted with a range of fitted units including a low level w.c., hand wash basin, panelled corner shower with remote Aqualisa shower operation, heated towel rail, inset LED ceiling lighting and pelmet LED lighting, fitted cupboards.

Directions

On arriving in the village of Martham on the Repps Road, turn right almost opposite the CO-OP supermarket into Marlborough Green Crescent. Proceed as the road bears round to the right, where the property can be found on the right hand side.



Outside

The property is approached with vehicular access via a spacious driveway extending to the front and side of the property, leading on to a single garage. The property offers a generous rear garden, laid to lawn with paved patio area, timber garden shed, uPVC oil storage tank, panelled fencing and mature hedgerows to boundary. The rear garden back onto open farmland.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: B.

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/S10039



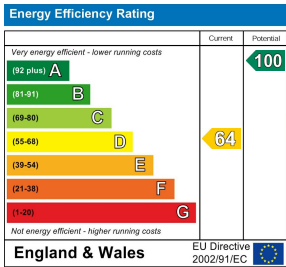
Floor Plans



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.

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.