

property details **approval form**

4 Wilkinson Drive, Martham, Great Yarmouth, Norfolk, England, NR29 4UN

Date: 27 July 2026

Property Ref and Version: NWS108715 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **price**

£110,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jan 2023.

>> **key features**

- > 50% Shared Ownership
- > Air Source Heat Pump
- > Ideal for First Time Buyers
- > Modern Throughout
- > Built in Kitchen Appliances
- > EPC Rating: C

>> **short description**

This immaculately presented modern 2-bedroom mid terrace house, would make a beautiful home for a first-time buyer. Located in Martham within walking distance to the village amenities. Option for 100% ownership, Please call the team for more information.

>> **long description**

EXCELLENT FIRST HOME We are excited to present this wonderful Two Bedroom home in Martham! Currently 50% shared ownership with Flagship homes making this chain FREE. The modern, well equipt kitchen includes built in appliances (Dish washer, washing machine, Fridge Freezer, Oven, Hob and hood) The entrance hall provides practical under-stairs storage and a convenient WC, leading to a bright, comfortable living room. Upstairs, two bedrooms, one with built-in storage, and a practical modern family bathroom. Enclosed garden to the rear with a patio and mostly laid to lawn. Call now to arrange a viewing!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

>> **directions**

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>> **Agent Note**

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>> **room description**

Entrance Hall

Carpeted Flooring, Fusebox, Storage cupboard. Wall mounted Radiator.

Kitchen

Laminate Flooring. Built in Oven, Hob and Hood, Washing Machine, Dishwasher, Fridge Freezer, Stainless Steel Sink and Drain.

Lounge

Carpeted flooring, Double Glazed Door to Rear Garden. Wall mounted radiator.

Cloakroom

Laminated Flooring, Extrator Fan WC and Basin and Wall mounted Radiator

Landing

Carpeted Flooring, Access to loft. Wall mounted Radiator

Bedroom 1

Carpeted Flooring, Double glazed Window to front. Wall mounted radiator. Built in Cupboard housing Air Source tank.

Bedroom 2

Carpeted Flooring, Double Glazed Window to front. Wall mounted radiator.

Bathroom

Laminate flooring, Shower over bath. WC and Basin. Towel Radiator and Extractor Fan.

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>> **room description**

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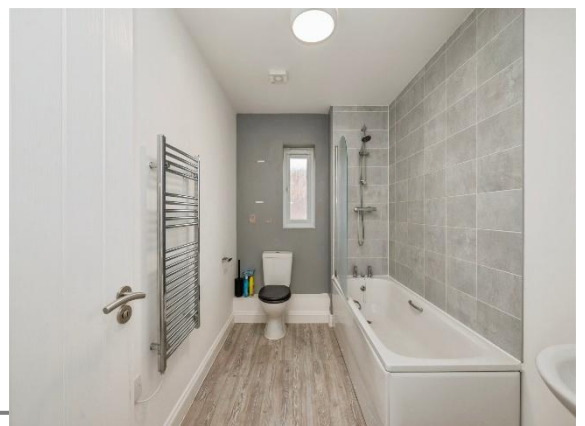
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>> **property images**



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>> **property images**



Welcome home with
Flagship Homes

Who are we?
We are a housing developer committed to building homes, futures, and communities across the East of England - part of Bromford Flagship

Your shared ownership journey starts here
To get started with shared ownership, you'll buy an initial share in a property and then pay rent on the remaining shares

More than just homes
Buying this home is more than a move - it's a step toward owning your future. With Flagship Homes, you're supported every step of the way.

  [_flagshiphomes](#)  [Flagship Homes](#)

Learn more at flagshiphomes.co.uk or speak to our sales team today on 01603 255444 (option 1)

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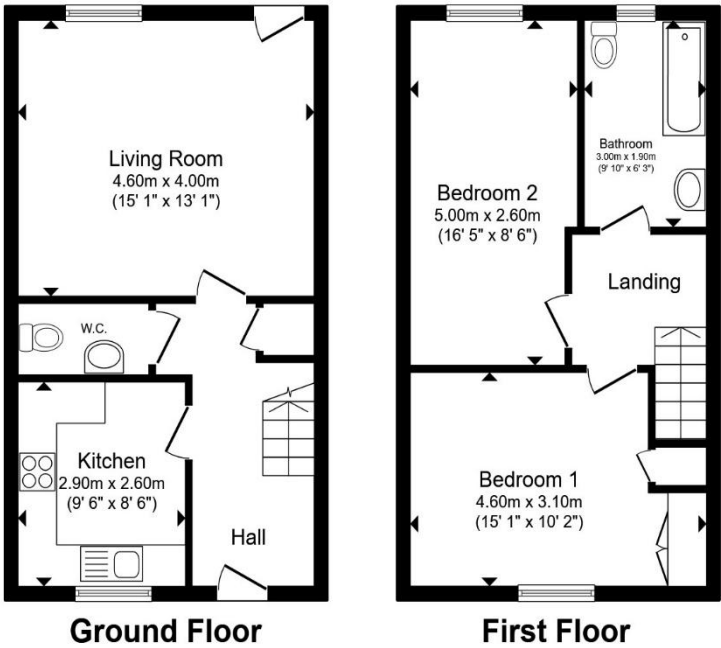
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>> floor plan



Total floor area 75.4 m² (812 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Josh Robinson		
Mr A.S. Cubitt		

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