

Aldreds
Estate Agents



15 Woodstock Way, Martham, NR29 4SY

£230,000



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£230,000

15 Woodstock Way

Martham, Great Yarmouth, NR29 4SY

- Semi Detached Bungalow
- Spacious L-Shaped Living/Dining Room
- Modern Shower Room
- Driveway Parking & Garage
- Popular Broadland Village
- Two Bedrooms
- Conservatory
- Nicely Enclosed Rear Garden
- Convenient Location
- Offered With No Onward Chain

Aldreds are pleased to offer this spacious two bedroom semi detached bungalow, situated in the popular Broadland village of Martham. This well presented property offers accommodation including an entrance hall, a spacious L-shaped lounge/diner, conservatory, kitchen, two bedrooms and a modern shower room.

The property offers electric warm air heating, uPVC sealed unit double glazed windows, driveway parking, garage and a nicely enclosed rear garden. Now offered with no onward chain. Early internal viewing is highly recommended.



Entrance Hall

Obscure glazed entrance door, power point, loft access, cloaks cupboard housing electric meters, doors leading off;

Shower Room

Front facing obscure glazed window, part-tiled walls, tiled double sized shower cubicle, electric shower, fitted unit housing a hand was basin, with monobloc tap, low level w.c., ventilation.

Lounge/Diner 21'2" x 14'0" reducing to 9'5" (6.46m x 4.29m reducing to 2.89m)

A spacious L-shaped room, with windows to side and rear aspects, power points, television point, airing cupboard housing hot water cylinder with immersion heater, door to kitchen and glazed door giving access to;

Conservatory 11'5" x 8'11" (3.48m x 2.73m)

Of a UPVC sealed unit double glazed construction on a brick built base with windows to side and rear aspects and glazed doors leading to garden, power points.





Kitchen 10'8" x 8'3" (3.27m x 2.53m)

Windows to side and rear aspects, a range of fitted units with rolled edge work surface and tiled splashbacks, sink drainer with monobloc tap, plumbing for washing machine and dishwasher, space for cooker, cupboard housing electric warm air boiler for heating.

Bedroom 1 12'5" x 9'10" (3.79m x 3m)

Window to front aspect, built-in wardrobe, power points.

Bedroom 2 12'5" at max x 7'7" extending to 9'9" into doorway (3.79m at max x 2.32m extending to 2.99m into doorway)

Window to rear aspect, power points.

Outside

The property offers a lawned front garden with paved pathway to front entrance and driveway extending to the side of the property leading to a single garage with front facing up and over door. To the rear of the property is a nicely enclosed garden with a variety of shrubbery and planting to borders offering a high degree of privacy, laid to lawn with patio area, a timber summer house and garden shed.

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, turn right onto Marlborough Green Crescent and first left onto Woodstock Way, the road bears round to the right where the property can be found a short way along on the left hand side.



Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band B.

Location

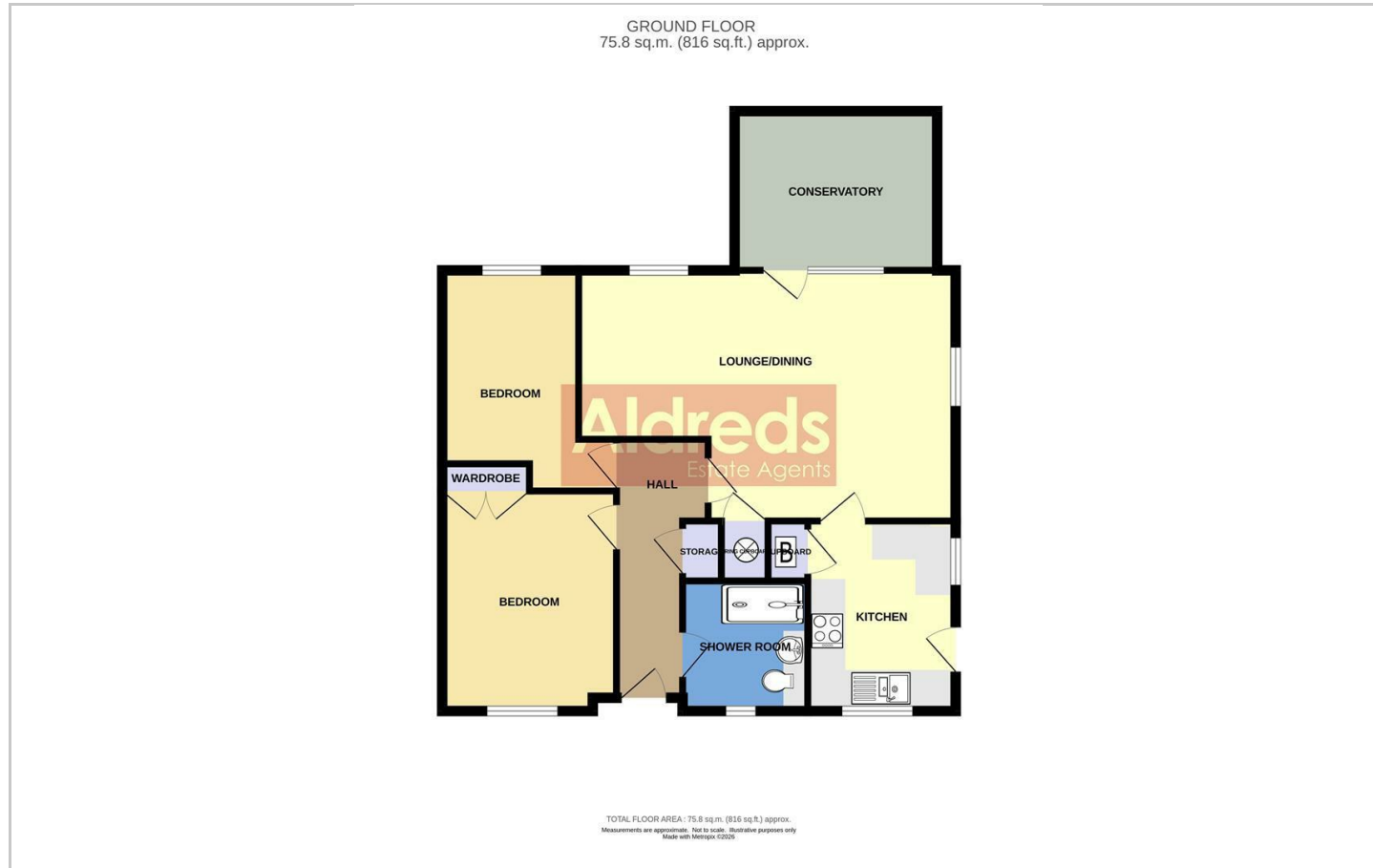
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing 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

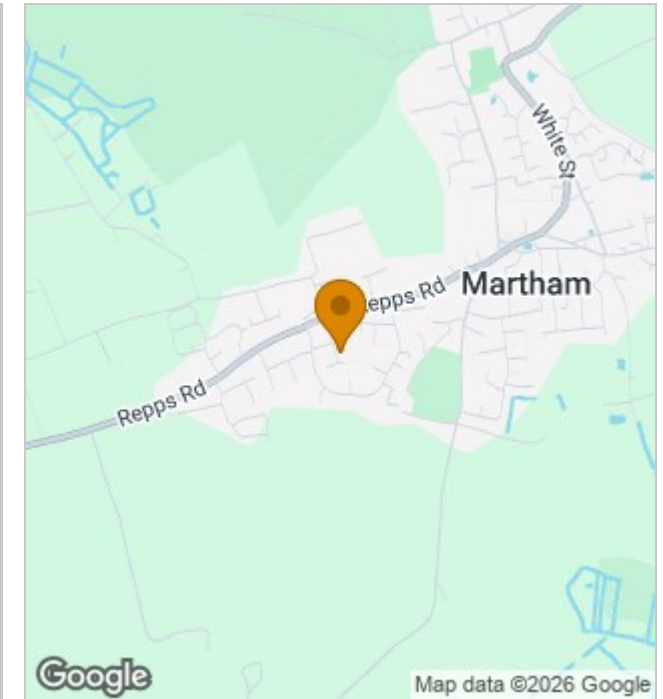
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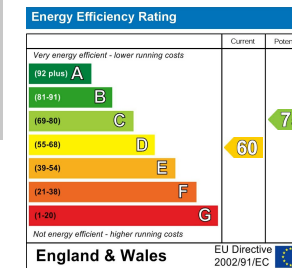
Floor Plans



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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