

**Aldreds**  
Estate Agents



11 Portobello Drive, Martham, NR29 4FJ

£325,000



4



2



2



C



£325,000

# 11 Portobello Drive

Martham, Great Yarmouth, NR29 4FJ

- Spacious Detached House
- Master En-Suite
- Electric Central Heating & PV Solar Panels
- Integral Garage
- Beautifully Presented Throughout
- Four Bedrooms
- 5.61m Kitchen/Dining Room & Utility
- Driveway Parking With EV Charger
- Enclosed Garden
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this spacious four bedroom detached, family house situated in the popular Broadland village of Martham. This spacious home offers accommodation including an entrance hall, lounge, kitchen/diner, utility, ground floor cloakroom, four bedrooms, master en-suite and family bathroom.

The property offers electric central heating, uPVC sealed unit double glazed windows, driveway parking for three cars, an integral garage and a nicely enclosed rear garden. Well presented throughout, early internal viewing is highly recommended to appreciate.



## Entrance Hall

Part glazed entrance door, radiator, stairs to first floor landing, central heating control, power points, electric fuse board, door giving access to;

## Lounge 15'9" x 11'0" (4.81m x 3.37m)

Window to front aspect, radiator, power points, television point, telephone point, French doors opening to;

## Kitchen/Diner 18'4" x 9'6" (5.61m x 2.92m)

Rear facing window, glazed French doors leading to rear garden, a range of modern fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric double oven, ceramic hob, extractor, dishwasher, fridge, under stair pantry cupboard, door giving access to garage, door to;

## Utility Room 7'1" x 5'3" (2.17m x 1.61m)

Part glazed door to side, fitted units with rolled edge work surface, power points, radiator, door giving access to;

## Cloakroom

Rear facing obscure glazed window, low level w.c, pedestal hand wash basin with tiled splash back, radiator.





### First Floor Landing

Loft access, power points, built-in cupboard with fitted shelving, doors leading off;

### Master Bedroom 14'5" x 13'2" reducing to 10'4" (4.41m x 4.02m reducing to 3.16m)

Window to front aspect, radiator, power points, built-in wardrobe, door giving access to;

### En-Suite Shower Room

Side facing obscure glazed window, part tiled walls, white suite comprising of pedestal hand wash basin, low level w.c, tiled shower cubicle with electric shower, ventilation.

### Bedroom 2 12'3" x 9'2" (3.74m x 2.81m)

Window to front aspect, radiator, power points.

### Bedroom 3 9'8" x 9'3" (2.95m x 2.83m)

Window to rear aspect, radiator, power points.

### Bedroom 4 9'7" x 7'3" (2.94m x 2.21m)

Window to rear aspect, radiator, power points, cupboard housing electric boiler for hot water and central heating.

### Bathroom

Obscure glazed window to rear aspect, part tiled walls, low level w.c, pedestal hand wash basin, panelled bath with electric shower and shower screen over, ventilation.

### Directions

From Aldreds 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, Martham and proceed into the village centre, passing the village green as the road runs into White Street. Turn right into Portobello Drive, follow the road around to the right, then left where the property can be found on the left hand side, located by our FOR SALE board.



### Outside

The property offers a brick weave driveway parking to the front with space for three vehicles and an EV charger. To the rear of the property is a nicely enclosed garden, close board panel fencing to boundaries, timber garden shed, large paved patio area, laid to lawn.

### Garage 15'9" x 8'10" (4.82m x 2.71m)

Front facing up and over door, power and lighting.

### Services

Mains water, electric and drainage.

### PV Solar Panels

The property benefits from PV solar panels providing additional electric supply.

### Tenure

Freehold.

### Council Tax

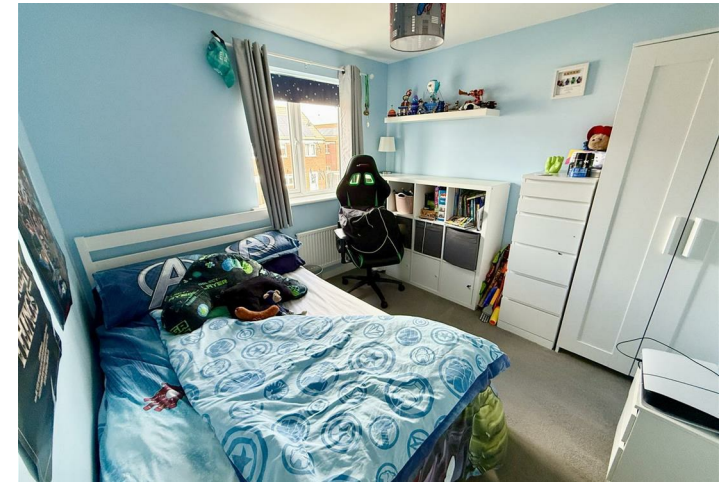
Great Yarmouth Borough Council - Band; 'D'

### 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/S10052



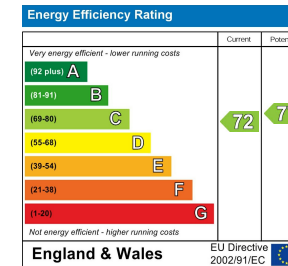
## Floor Plans



## 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.

55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA