

**Aldreds**  
Estate Agents



20 Thurne Rise, Martham, NR29 4PU

£225,000





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# 20 Thurne Rise

Martham, Great Yarmouth, NR29 4PU

- Modern Semi Detached Bungalow
- Fitted Kitchen with Appliances
- Oil Fired Central Heating
- Driveway Parking & Garage
- Popular Broadland Village
- Two Bedrooms
- Conservatory
- uPVC Sealed Unit Double Glazed Windows
- Low Maintenance Garden
- Offered With No Onward Chain

Aldreds are pleased to offer this well presented, modern two bedroom bungalow, situated in a quiet cul-de-sac position in the popular Broadland village of Martham. This well appointed property offers accommodation including a kitchen, lounge/diner, conservatory, two double bedrooms and shower room.

The property offers uPVC sealed unit double glazed windows, oil fired central heating, driveway parking, garage and a nicely enclosed rear garden. Now offered with no onward chain, early internal viewing is highly recommended to appreciate.



**Kitchen 15'10" reducing to 13'5" x 9'8" (4.83m reducing to 4.1m x 2.96m)**

Part glazed entrance door to side, rear facing window, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, plumbing for washing machine, integrated electric double oven, ceramic hob and stainless steel chimney extractor, doors leading off;

**Lounge 16'7" x 10'3" (5.08m x 3.13m)**

Wall lighting, radiator, power points, television point, telephone point, sliding patio doors giving access to;

**Conservatory 9'5" x 8'11" (2.89m x 2.74m)**

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, radiator, power points, wall lighting, glazed French doors to rear garden.

**Bedroom 1 13'8" x 10'3" (4.17m x 3.13m)**

Window to front aspect, radiator, power points, a range of fitted bedroom furniture comprising of wardrobe, chests of drawers and over bed cupboards.





### Bedroom 2 9'9" x 9'0" (2.99m x 2.75m)

Window to front aspect, radiator, fitted wardrobes, power points.

### Shower Room 7'4" x 6'3" (2.26m x 1.93m)

Obscure glazed window to side aspect, part tiled walls, white suite comprising of hand wash basin in a fitted vanity unit, corner low level w.c., tiled double size shower cubicle with shower screen and electric shower, mirrored cabinet with lighting, radiator, ventilation.

### Outside

The property offers a shingled front garden area with tarmac driveway extending to side of the bungalow, on to a brick built garage.

### Garage 18'5" x 8'5" (5.62m x 2.59m)

Side facing window, side service door, front facing up and over door, power and lighting.

### Garden

The rear garden is nicely enclosed with close board panel fencing to boundaries, paved and shingled for low maintenance with a well stocked raised bed, timber shed with power, uPVC oil storage tank, external water supply and lighting.

### 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, continue into the village centre, turn left onto Black Street, proceed to the top of the road bearing sharply round to the right onto Staithe Road, turn left into Thurne Rise proceed along the road round to the right and the far end, where the property can be found on the right hand side, located by our FOR SALE board.



**Tenure**  
Freehold.

**Services**  
Mains water, electric and drainage.

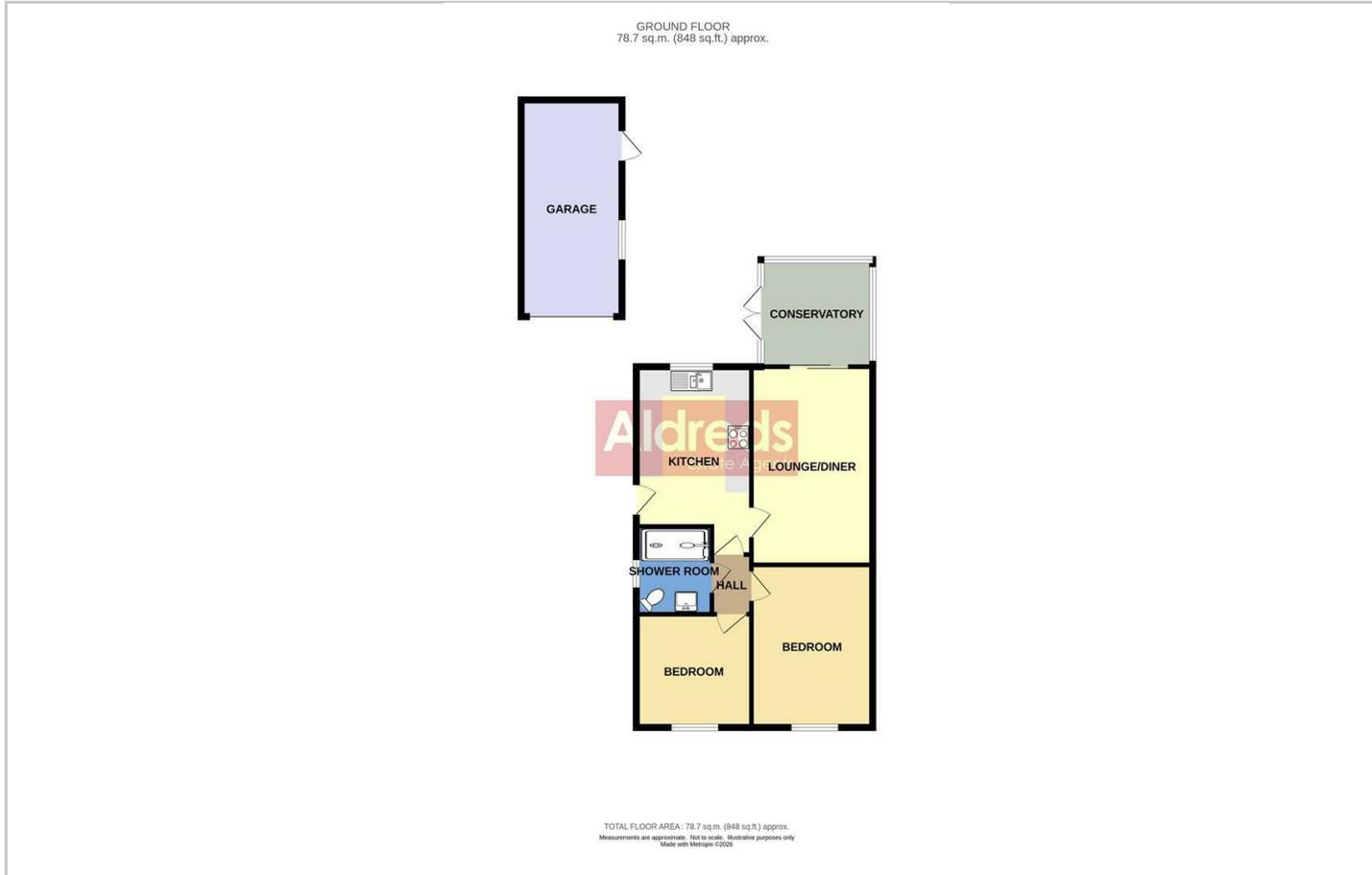
**Council Tax**  
Great Yarmouth Borough Council - Band: 'B'

**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/S10040



## Floor Plans



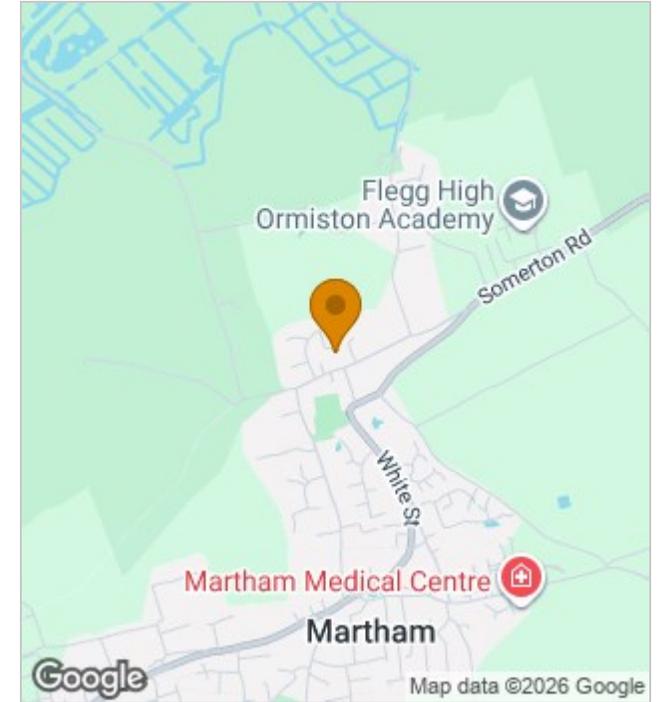
## Viewing

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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## Location Map



## Energy Performance Graph

