

property details **approval form**

2 Clarendon Drive, Martham, Great Yarmouth, Norfolk, England, NR29 4TD

Date: 02 May 2026

Property Ref and Version: NWS108693 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **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.

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>> **price**

£215,000

Tenure: Freehold

>> **key features**

- > Perfect Family Home
- > 3 Bedrooms
- > Corner Plot
- > Garage En Bloc
- > Close to Amenities
- > EPC Rating: D

>> **short description**

A well-presented 3 bedroom family home in the popular village of Martham. Situated on a corner plot with an enclosed rear garden, providing a sheltered and private place to relax.

>> **long description**

This 3 bedroom semi-detached family home is situated on a corner plot, set back from the main road. The property has been kept up-to-date and every room feels spacious, light and modern. 3 good-sized bedrooms fill the upper floor, while the lower level consists of an open-plan kitchen and large family lounge, leading out into the secure corner plot garden, perfect for children and pets. Close to all local amenities and schools, the location is ideal for those looking to move to Martham

>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Hall

Front door opens into hall with carpeted flooring and fuse box.

Lounge

uPVC double glazed window to front aspect, 2 radiators, understairs storage and laminate flooring.

Kitchen

Fitted with a range of wall and base units, work surface over with composite sink & drainer unit, space for cooker with built-in cooker hood over, space for washing machine, dishwasher & fridge/freezer. Laminate flooring, radiator & uPVC double glazed window to rear aspect.

First Floor Landing

Carpeted flooring, loft access and built-in cupboard.

Bedroom One

Built-in wardrobes, carpeted flooring, radiator & uPVC double glazed window to rear aspect.

Bedroom Two

Carpeted flooring, radiator & uPVC double glazed window to front aspect.

Bedroom Three

Carpeted flooring, radiator & uPVC double glazed window to front aspect.

Bathroom

Suite comprising WC, wash basin and bath with power shower over & tap shower. Tiled flooring, heated towel radiator and uPVC double glazed frosted window to side aspect.

Outside

Shingle driveway to the front and an en-bloc Garage with up & over door.

The rear garden is enclosed with flower beds, laid to lawn and houses oil tank.

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>> **room description**

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T 01692 581034 E stalham@williambrown.co.uk

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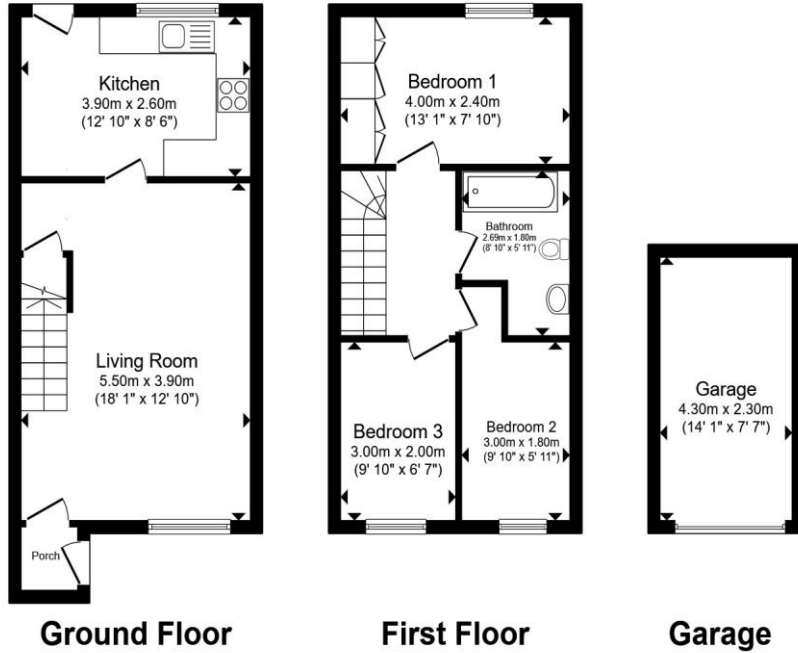
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>> floor plan



Total floor area 76.6 m² (825 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 C.L. Onslow	

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