



5 The Green, Martham

£220,000 Freehold

Guide Price - £220,000 - £240,000. Dating back to the late 19th century, this beautifully presented and extensively renovated character home occupies a central position within the popular village of Martham. Blending period charm with modern convenience, the property offers three bedrooms, generous living accommodation and a low-maintenance enclosed garden with a substantial outbuilding. Having recently operated as a successful holiday let, the home would suit a range of buyers, from those seeking a permanent residence to investors looking for a ready-made coastal retreat close to the Norfolk Broads and coastline.

Council Tax band: B

Tenure: Freehold

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Location

Positioned in the heart of Martham, The Green enjoys a central village setting within one of the most popular Broadland communities. Martham offers an excellent range of everyday amenities including local shops, cafés, a supermarket, schooling, healthcare facilities, and a village hall, all contributing to its strong community atmosphere. The village is well placed for access to Great Yarmouth, Norwich, and the surrounding Norfolk Broads.



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The area is particularly renowned for its proximity to the Broads National Park, with nearby waterways, nature reserves, and scenic walking routes providing excellent opportunities to enjoy the outdoors. The Norfolk coastline is also within easy reach, offering access to a selection of sandy beaches and coastal attractions while maintaining the charm and convenience of village living.

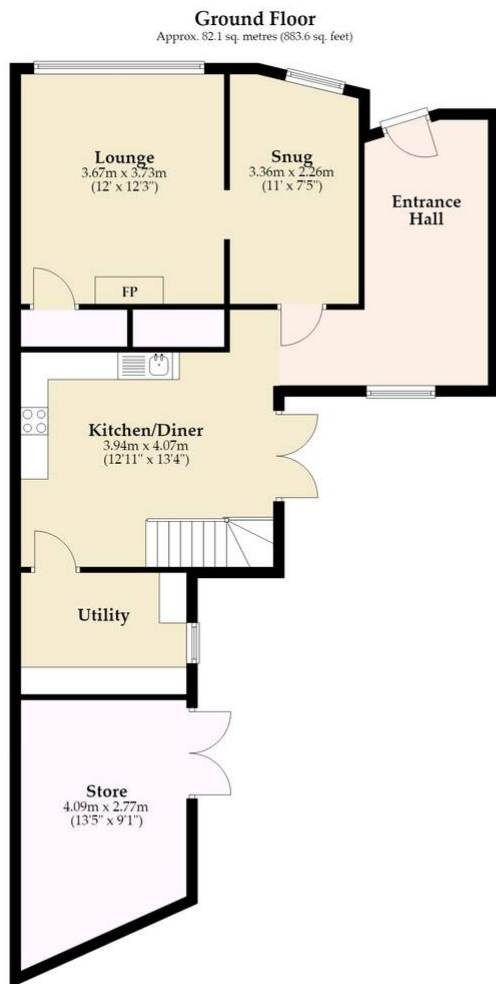
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The property is entered via a welcoming reception hall which provides access to the ground floor accommodation. To the front of the home, the dining room offers an inviting setting for family meals and entertaining, while the spacious sitting room enjoys a wealth of character, centred around a feature fireplace with an inset wood-burning stove and tiled hearth, creating a warm and cosy atmosphere throughout the seasons.

Positioned to the rear, the fully fitted kitchen has been thoughtfully designed with a range of wall and base units, square-edge work surfaces and integrated appliances including an electric oven, induction hob, dishwasher and undercounter fridge. A set of French doors provides access to the garden, allowing natural light to flood the space. Adjacent to the kitchen, the utility room offers further storage, additional worktop space, plumbing for appliances and an undercounter freezer, helping to keep the main kitchen clutter-free.

The first floor landing retains further character with its own feature fireplace and provides access to all three bedrooms. Two of





Total area: approx. 134.1 sq. metres (1443.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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