6 Kirby Close, Martham

Minors & Brady

6 Kirby Close

Martham, Great Yarmouth

Situated in a quiet and secluded position within the popular village of Martham, this impressive detached bungalow offers spacious accommodation, established gardens and an excellent range of additional facilities. The property has been recently decorated and is presented in good condition, providing a comfortable home with generous room proportions and a well-balanced layout. With three bedrooms, including a principal bedroom with an en suite, a spacious lounge/dining room, a kitchen/breakfast room, and a detached double garage, this is an appealing property for those seeking single-storey living with plenty of space, both inside and out.

- Attractive three bedroom detached bungalow, occupying a secluded and particularly pleasant plot with a peaceful setting and charming views towards the local church
- Impressive dual purpose lounge and dining room with bifold patio doors opening directly onto the rear garden, creating a wonderfully light and inviting space
- Well appointed kitchen/breakfast room featuring a range of fitted units, ample worktop space, an integrated Zanussi oven, ceramic hob and space for everyday dining
- Three well proportioned bedrooms, including a spacious principal bedroom benefiting from its own ensuite shower room
- Family bathroom fitted with a bath, wash basin and WC, providing excellent facilities for family living and visiting guests

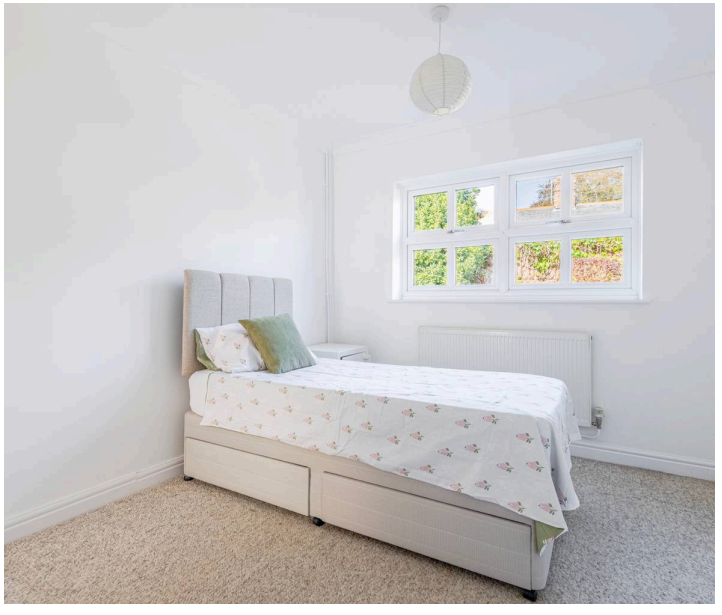
6 Kirby Close

Martham, Great Yarmouth

- Established and well screened gardens offering a high degree of privacy, with lawned areas, mature shrubs, attractive planting and a raised decking area
- Detached double garage and ample off road parking
- Substantial detached workshop with power and lighting, and a greenhouse
- Recently decorated and well maintained throughout, with oil fired central heating and PVC double glazing
- Peaceful and secluded position within easy reach of local amenities, combining a private residential setting with everyday convenience

Location

Martham is a well established Norfolk village offering a balance of everyday convenience, community life and access to the surrounding countryside, making it appealing to families, retirees and those seeking a quieter pace of living. The village has a selection of local shops, supermarkets, pubs and everyday services, with further shopping, healthcare and leisure facilities available in nearby Great Yarmouth. Families benefit from local schooling, including Martham Primary and Nursery School, while the wider area offers additional educational options.



6 Kirby Close

Martham, Great Yarmouth

Martham also provides access to the Norfolk Broads, with Martham Broad and its surrounding marshland offering opportunities for wildlife watching and countryside walks. The beaches at Hemsby and Winterton on Sea are within reach for coastal outings, while Great Yarmouth offers additional retail, leisure and entertainment facilities. Road connections link the village with the wider Norfolk area, although rail journeys generally require travel to a nearby station. With its established amenities, local schooling and access to both Broadland landscapes and the coast, Martham offers a practical setting for those looking to combine village living with outdoor recreation.

Kirby Close, Martham

Upon entering, the welcoming reception hall provides access to the principal accommodation, with useful built in storage and loft access. The spacious lounge/dining room is a particular highlight, offering ample room for both relaxing and entertaining. Triple aspect windows allow natural light to fill the space, while sliding patio doors open onto the rear garden, creating a pleasant connection between the indoor and outdoor areas. A feature fireplace provides an attractive focal point, adding character to this generously proportioned reception room.

M&B

6 Kirby Close

Martham, Great Yarmouth

The kitchen/breakfast room offers a practical layout, fitted with a range of wall and base units, generous worktop space and an integrated oven and ceramic hob with extractor hood above. There is additional room for a breakfast table, making it well suited to everyday dining, while a door provides convenient outdoor access.

There are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The second bedroom is particularly spacious, offering flexibility for a variety of furniture arrangements, or the potential to create additional accommodation, subject to the necessary considerations. The third bedroom provides further comfortable sleeping space and benefits from fitted storage. A family bathroom completes the internal accommodation, fitted with a bath, wash basin and WC.

Outside, the property occupies a secluded plot with established gardens, providing a pleasant degree of privacy. The front garden features a lawn with paved pathways and established planting, while the enclosed rear garden offers a peaceful setting with mature shrubs, a lawn and a raised pave area. A workshop with electricity provides useful additional space to enjoy the garden. The detached double garage, together with the ample driveway parking, further enhances the property's appeal.

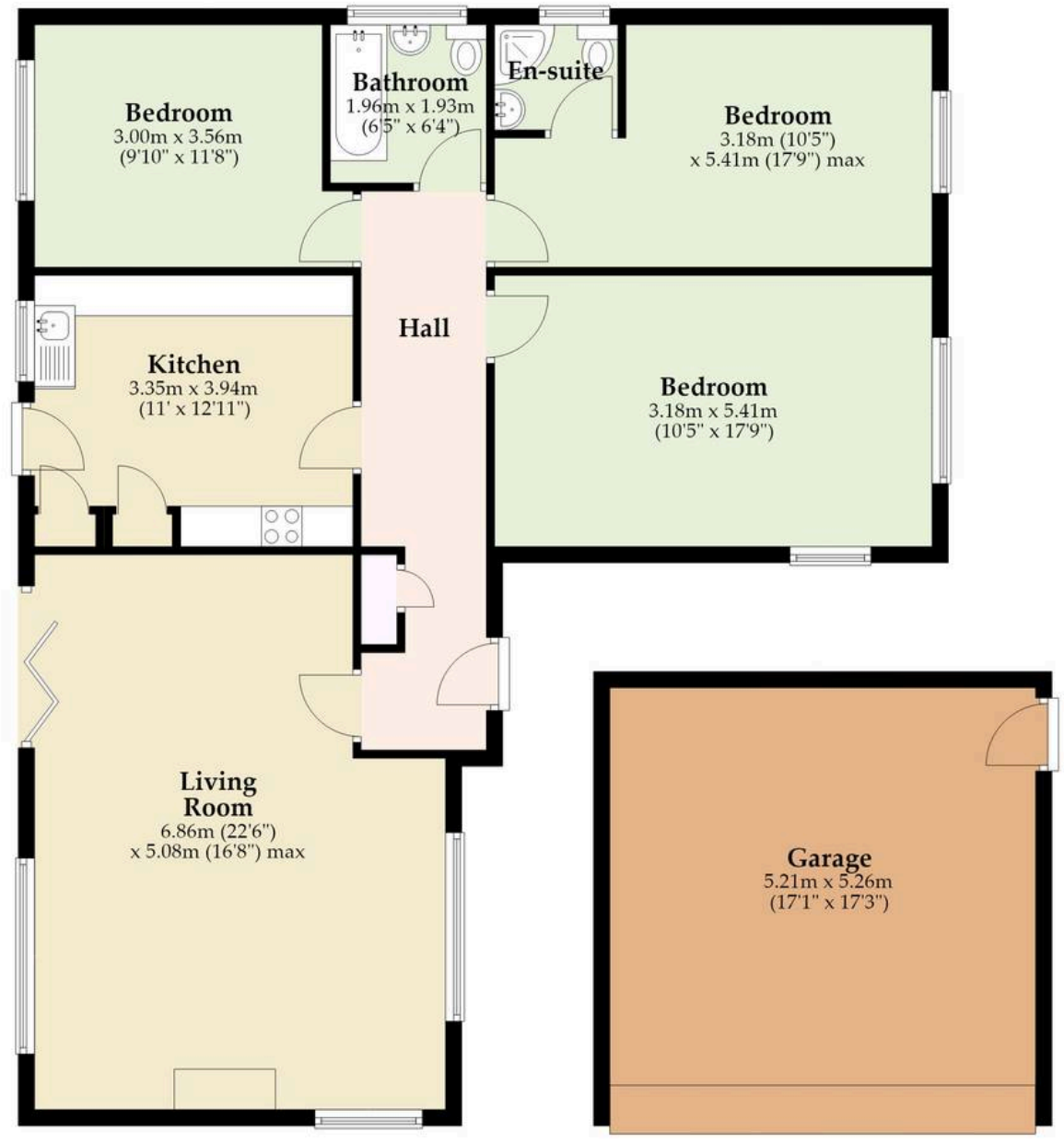
Agents Note

We understand this property to be sold freehold, connected to all mains services.

Council Tax Band: D

Ground Floor

Approx. 135.1 sq. metres (1454.5 sq. feet)



Total area: approx. 135.1 sq. metres (1454.5 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.
Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality.*

Meet *Dan*
Branch Partner

Meet *Sarah*
Senior Property Consultant

Meet *Jamie*
Property Lister

Minors & Brady

Your home, our market

caister@minorsandbrady.co.uk 01493 806188 48 High Street, Caister-on-Sea, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company

Matt Waters
Director and Principal

Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk