

**Aldreds**  
Estate Agents



3 Pine Close, Martham, NR29 4SG

£220,000



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£220,000

# 3 Pine Close

Martham, Great Yarmouth, NR29 4SG

- Detached Bungalow
- Three Bedrooms
- Driveway & Garage
- Conservatory
- Offered With No Onward Chain
- Popular Broadland Village Location
- Delightful Garden
- Oil Fired Central Heating
- Potential to Modernise and Refurbish
- Be Quick To View

A three bedroom detached bungalow situated in the popular Broadland village of Martham. This nicely positioned bungalow offers a delightful enclosed rear garden with a South- South Westerley aspect and accommodation including an entrance hall, lounge, kitchen, conservatory, three bedrooms and a wet room style shower room.

The property offers oil fired central heating, driveway parking and a garage with lots of potential for modernisation and improvement. Now offered with no onward chain.



## Entrance Hall

Part glazed uPVC entrance door with glazed side panel, built-in cloaks cupboard, electric meter cupboard, glazed door giving access to;

## Lounge / Diner 20'10" x 10'4" reducing to 9'1" (6.36m x 3.17m reducing to 2.79m)

Side facing window, glazed sliding patio doors to conservatory, two radiators, power points, television point, serving hatch from kitchen, wall lighting.

## Inner Hall

Radiator, loft access, central heating control, doors leading off;

## Kitchen 11'9" x 11'1" reducing to 9'1" (3.59m x 3.39m reducing to 2.79m)

Rear inward facing windows, glazed door to conservatory, a range of fitted kitchen units, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, plumbing for dishwasher, built-in pantry cupboard.





### Conservatory 23'9" x 7'9" (7.25m x 2.37m)

With two sets of double doors leading to garden, pitched Polycarbonate roof.

### Bedroom 1 10'10" x 10'0" (3.32m x 3.06m)

Front facing window, radiator, power point.

### Bedroom 2 11'4" x 8'11" (3.46m x 2.72m)

Rear facing window, radiator, power points.

### Bedroom 3 10'5" x 8'0" reducing to 5'9" (3.19m x 2.45m reducing to 1.77m)

Front facing window, radiator, power points.

### Wet Room

Wet room style shower room with two side facing obscure glazed windows, wall mounted electric heater, non slip concave wet room flooring with floor drain, shower over, pedestal hand wash basin, part tiled walls, ventilation.

### Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, following the signs for Martham/Rollesby. Proceed into the village of Rollesby, turning left onto Martham Road, continue into Rollesby Road, turn right into Willow Way, continuing as the road turns to the left, then turn left into Pine Close, where the property can be found a short way along on the left hand side.



## Outside

The property occupies a pleasant position in this quiet cul-de-sac, with lawned frontage and driveway extending to the side of the property, through double gates leading to the rear, external oil fired boiler for hot water and central heating. To the rear of the property is a delightful South/South-Westerley facing garden, beautifully stocked and laid to lawn with greenhouse and uPVC oil storage tank.

## Garage 16'6" x 8'2" (5.03m x 2.51m)

Front facing door, power and lighting.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

Great Yarmouth Borough Council - Band: C.

## 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/S10082



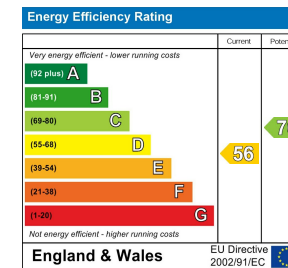
## Floor Plans



## 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.

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