

Aldreds
Estate Agents

27 Grove Road, Martham, NR29 4PW

£365,000

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Martham, Great Yarmouth, NR29 4PW

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- Spacious Detached House
- Large Kitchen Diner
- Oil Central Heating
- Tandem Double Garage
- Popular Broadland Village
- Enclosed Garden with Southerly Aspect
- Conservatory
- Four Bedrooms
- Driveway Parking
- Offered with No Onward Chain



Aldreds are pleased to offer this modern four bedroom detached house, situated in the popular Broadland village of Martham. This well appointed property offers generous accommodation including an entrance hall, cloakroom, double aspect kitchen/diner, lounge, conservatory, four bedrooms and a family bathroom.

The property offers oil fired central heating, a tandem double garage, spacious driveway and a nicely enclosed rear garden with a Southerley aspect. Internal viewing is highly recommended to appreciate this conveniently located property which is offered with no onward chain.





Entrance Porch

Part glazed entrance door with glazed side panel, cloaks cupboard, glazed door to:

Hallway

Stairs to first floor landing, door to garage, power points, radiator, telephone point, doors leading off.

Cloakroom

Side facing window, fully tiled walls and floor, low level wc, hand wash basin, radiator.

Lounge 17'9" x 13'10" ext to 15'3" (5.43m x 4.22m ext to 4.67m)

Windows to front and side aspects, two radiators, brick build chimney breast and fireplace with woodburning stove on a tiled hearth and television plinth to side, power points, tv point, wall lighting.

Kitchen Dining 21'9" x 13'5" red to 8'1" (6.64m x 4.1m red to 2.48m)

A spacious double aspect room with windows to side and rear and sliding glazed doors to conservatory, radiator, power points, wall lighting, a range of fitted kitchen units with rolled edge worksurface and tiled splashbacks, stainless steel sink drainer with mono bloc tap, integrated electric double oven and ceramic hob, doorway giving access to:



Utility Room 8'11" x 4'11" (2.74m x 1.5m)
Door and window to side aspect, plumbing for washing machine, power points, fitted shelving, base and wall cupboards, radiator.

Conservatory 12'0" x 11'3" (3.67m x 3.43m)
Of a uPVC sealed unit double glazed construction on a brick base with pitched polycarbonate roof, power points, wall light, glazed French doors to garden.

First Floor Landing
Loft access, airing cupboard and additional shelved cupboard, radiator, power points, doors leading off.

Master Bedroom 14'7" x 13'10" red to 13'1" (4.45m x 4.22m red to 4m)
Window to front aspect allowing a view towards the village church, a range of fitted bedroom furniture, radiator, power points, tv point.

Bedroom Two 13'9" x 9'1" (4.2m x 2.77m)
Rear facing window, radiator, power points, tv point.

Bedroom Three 12'4" x 8'2" (3.76m x 2.5m)
Window to rear aspect, radiator, power points.

Bedroom Four 9'5" x 7'6" (2.89m x 2.3m)
Window to front aspect, radiator, power points, tv point, open fronted built in wardrobe.

Directions

From the centre of the village of Martham, arriving on the Repps Road, bear left onto Black Street. Continue a short way along before turning left into Grove Road. Follow the road round to the left then right, where the property can be found on the left hand side, located by our For Sale board.





Bathroom 8'11" x 8'1" (2.72m x 2.47m)
Obscure glazed window to side aspect, panelled shower cubicle, fullt tiled walls, fitted units housing a bidet, hand wash basin and low level wc, wall cupboards, vanity mirror with lighting, panelled bath with centre mixer tap, heated towel rail.

Garage 31'9" x 10'3" (9.69m x 3.14m)
A tandem length double garage with front facing up and over door, rear facing window and double doors, a range of fitted cupboards, oil fired boiler, loft space with ladder.

Garden
The property is approached via a spacious driveway providing ample parking space for four cars with an enclosed front garden area and external water supply. To the rear is a generous garden with a Southerly aspect, nicely enclosed with mature shrubery to boarders and close board panel fencing to boundaries with a patio area leading from the conservatory. The remainder of the garden is laid to lawn with an additional seating area with timber pergola over, uPVC oil storage tank, external lighting and pedestrian gate to side.

Tenure
Freehold

Services
Mains water, electric & drainage

Council Tax
GYBC. Band 'D'

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/S10076







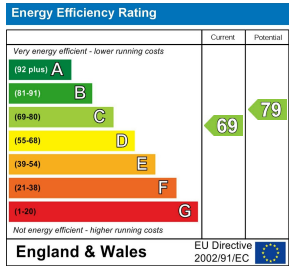
Floor Plans



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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