

**Aldreds**  
Estate Agents



4 Maple Close, Martham, Great Yarmouth, NR29 4SE

£230,000



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£230,000

# 4 Maple Close

Martham, Great Yarmouth, NR29 4SE

- Spacious Detached Bungalow
- Oil Fired Central Heating
- Popular Broadland Village Location
- Offered With No Onward Chain
- Three Bedrooms
- Generous Garden
- Driveway Parking
- Lots Of Potential For Modernisation

Aldreds are pleased to offer this spacious three bedroom detached bungalow, situated in the popular Broadland village of Martham. With lots of potential for further updating and modernisation, this spacious property offers accommodation including an entrance hall, lounge/diner, three bedrooms, bathroom and kitchen.

The property benefits from oil fired central heating, uPVC sealed unit double glazed windows, a generous enclosed rear garden and driveway parking. Offered with no onward chain.



## Entrance Hall

Part glazed entrance door, loft access, cloaks cupboard, doors leading off;

## Lounge/Diner

### Lounge Area 16'0" x 10'0" (4.89m x 3.05m)

Window to rear aspect, tiled fireplace surround, power points, television point, open plan access to;

### Dining Area 8'10" x 6'11" (2.71m x 2.11m)

Window to front aspect, door giving access to;

### Kitchen 11'7" x 6'11" (3.54m x 2.12m)

Part glazed door to side, rear facing window, cupboard housing hot water cylinder with immersion heater, range of fitted kitchen units with rolled edge work surface, tiled splash backs, sink drainer with mono bloc tap, electric cooker point, plumbing for washing machine, oil fired boiler for hot water and central heating.





### Bedroom 1 10'0" x 10'0" (3.05m x 3.06m)

Window to front aspect, radiator, power points, open fronted wardrobe.

### Bedroom 2 10'8" x 7'10" (3.27m x 2.4m)

Window to rear aspect, radiator, power points.

### Bedroom 3 7'10" x 6'11" (2.4m x 2.13m)

Window to front aspect, radiator, power points.

### Bathroom

Side facing obscure glazed window, white suite comprising of pedestal hand wash basin, panelled bath with tiled surround and electric shower over, low level w.c., radiator.

### Outside

The property is approached with pedestrian access from Maple Close via a paved pathway to main side entrance with a shingled front garden area. To the rear of the property is a generous garden, laid to lawn with paved pathways and patio, timber shed, uPVC oil storage tank, gate giving access to the driveway with parking space for two vehicles.

### 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 opposite the fire station into Rowan Road, then turn right onto Willow Way, proceed to Maple Close on the left hand side where the property can be found a short way along on the right hand side.



### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: 'B'

### Location

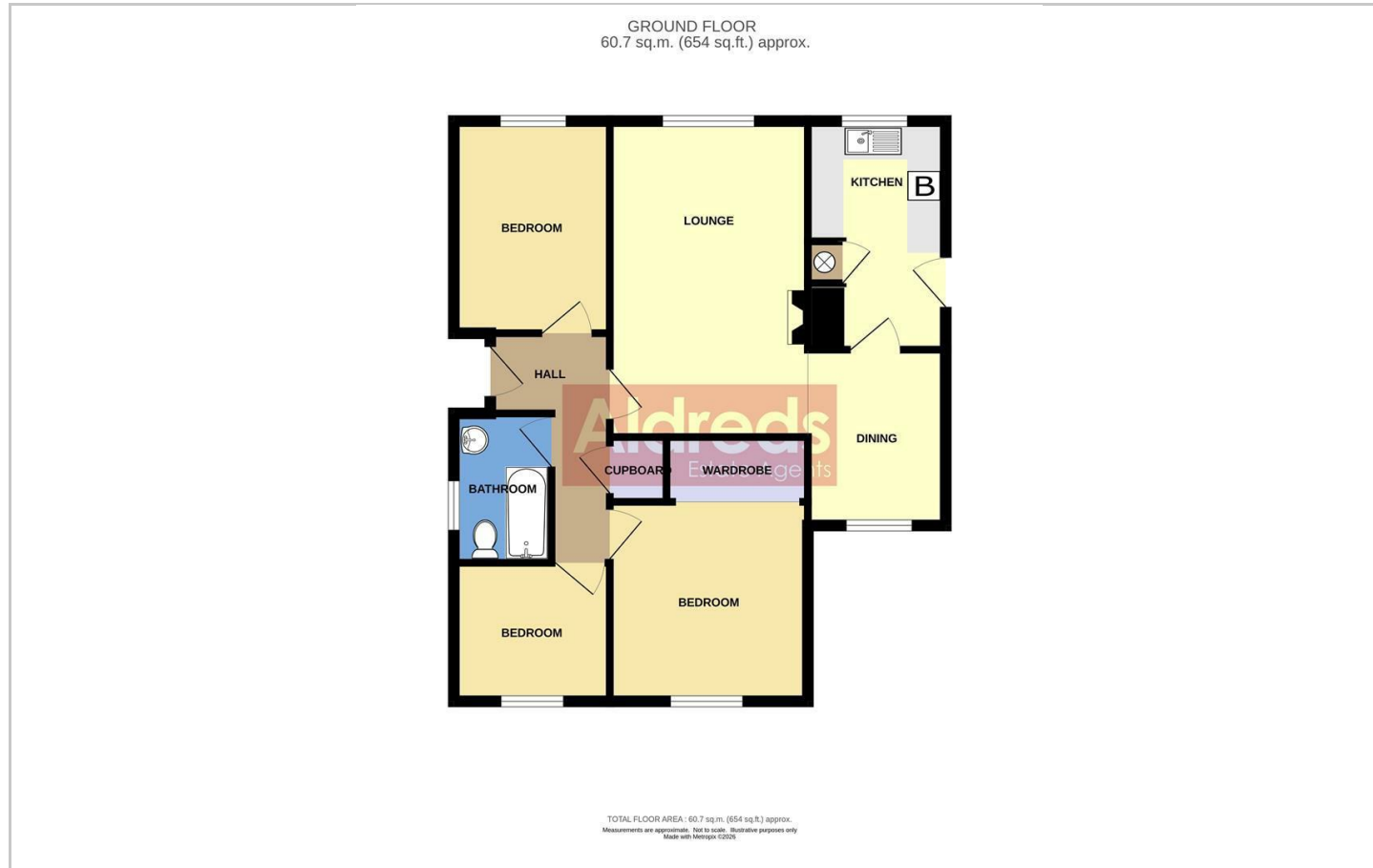
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing 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

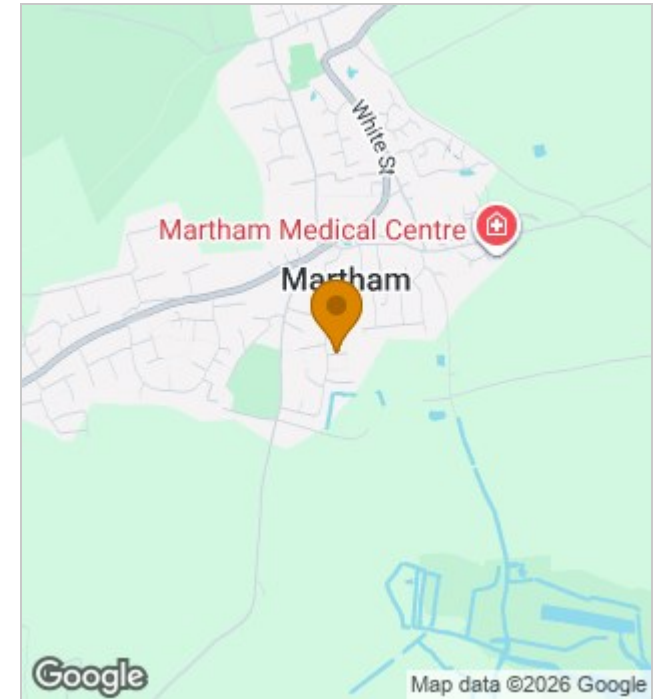
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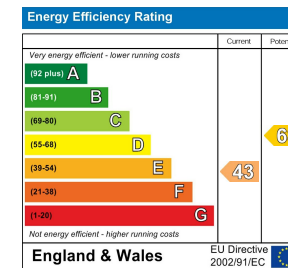
## Floor Plans



## 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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