Aldreds
Estate Agents

54 Staithe Road, Martham, Great Yarmouth, NR29 4PY

Guide Price £270,000

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- Spacious Detached Bungalow
- Oil Fired Central Heating
- Driveway Parking & Garage
- Modern Fitted Kitchen
- Offered With No Onward Chain
- Three Bedrooms
- 6.65m Lounge Diner
- Low Maintenance Gardens
- Popular Broadland Village
- Be Quick To View!

Aldreds are pleased to offer this three bedroom detached bungalow, situated in a pleasant non estate position within the popular Broadland village of Martham. This well presented home offers accommodation including an entrance hall, lounge/diner, kitchen, three bedrooms and shower room.

The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking, garage and a low maintenance, enclosed garden. Now offered with no onward chain. early viewing is highly recommended.

Entrance Hall

Part glazed entrance door with glazed side panel, built-in cloaks cupboard, cupboard housing oil fired combination boiler for hot water and central heating, two radiators, power points, loft access, fitted cupboards, doors leading off;

Lounge/Diner 21'9" x 10'10" reducing to 9'2" (6.65m x 3.32m reducing to 2.81m)

Two front facing windows, two radiators, power points, television point.

Kitchen 10'3" reducing to 7'3" x 9'8" (3.14m reducing to 2.23m x 2.97m)

Side facing window and door to garden, tiled flooring, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, plumbing for dishwasher and washing machine, integrated electric oven, ceramic hob and extractor.

Bedroom 1 11'9" x 11'0" (3.6m x 3.36m)

Glazed sliding doors to rear garden with glazed side panels, a range of fitted bedroom furniture, radiator, power points, telephone point.

Bedroom 2 10'4" x 7'4" (3.15m x 2.26m)

Window to rear aspect, radiator, power points.

Bedroom 3 8'10" x 7'8" (2.71m x 2.35m)

Side facing window, radiator, power points.

Shower Room

Side facing obscure glazed windows, fully tiled walls, comprising of low level w.c, pedestal hand wash basin, tiled shower cubicle, heated towel rail.

Outside

The property sits in a pleasant non-estate position with a brick weave driveway extending to the side and front of the property, shingled front garden enclosed with low level brick wall and a range of shrubbery to borders.

Garage 16'10" x 8'8" (5.14m x 2.65m)

Electrically operated roller door, power and lighting.

Directions

From Aldreds Stalham office, proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, following the signs for Martham, turn left onto Repps Road, Martham, continue into the village centre, turn left onto Black Street, proceed to the top of the road bearing sharply round to the right onto Staithe Road, continue along Staithe Road, passing the right hand turning for School road, where the property can be found a short way along on the Right hand side, located by our 'For Sale' board.

Garden
The property offers a nicely enclosed rear garden, mainly paved for low maintenance with panel fencing to boundaries, well stocked shurbbery and planting with raised beds, uPVC oil storage tank, timber garden shed.

Tenure
Freehold.

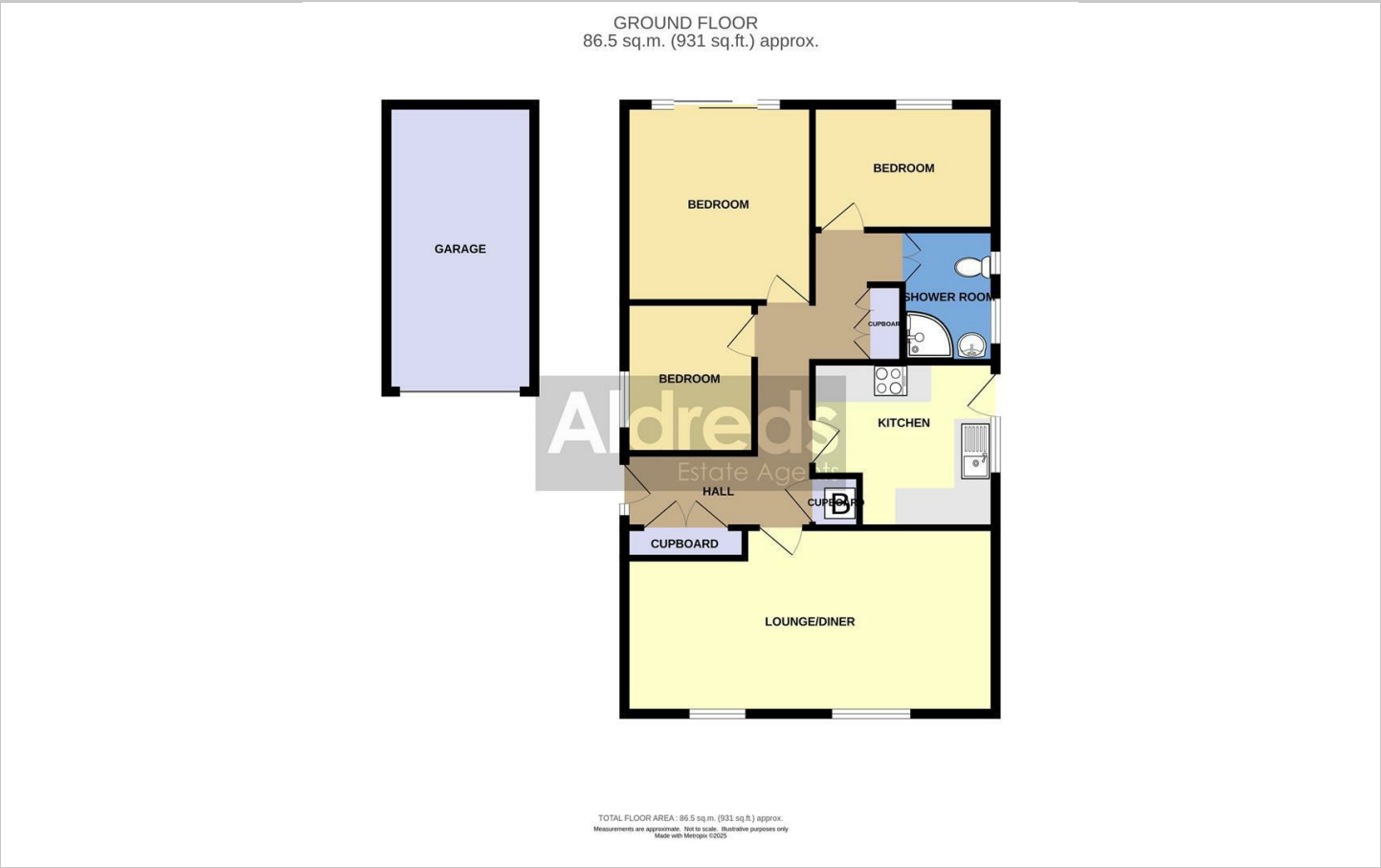
Services
Mains water, electric and drainage.

Council Tax
Great Yarmouth Borough Council - Band: 'C'

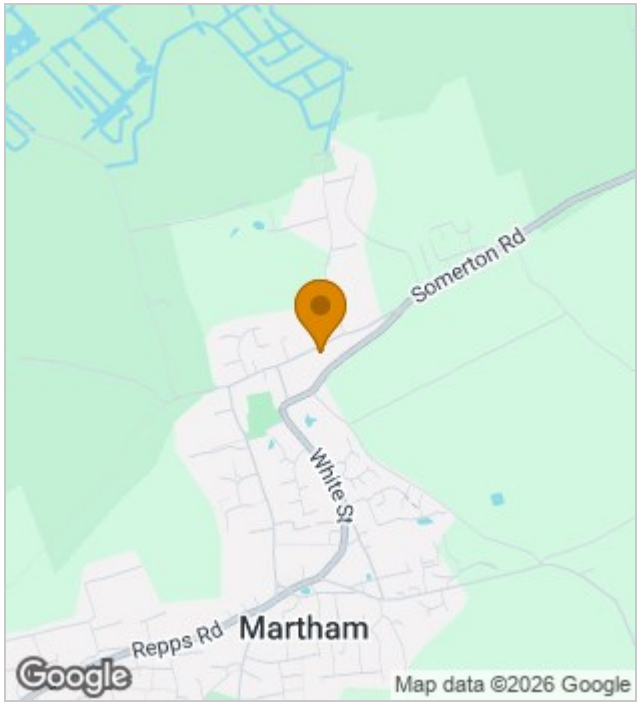
Location
Martham is a large, pretty Broadland village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - a world 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/S9993

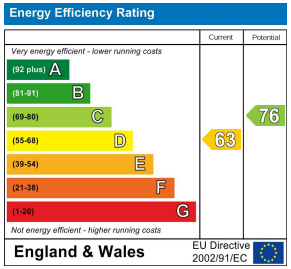
Floor Plans



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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