



4 Marten Close, Martham, NR29 4FG

Offers In Excess Of £350,000 - £375,000





# 4 Marten Close

Martham, NR29 4FG

- Modern Detached House
- Beautifully Presented Throughtout
- Master Bedroom with En Suite
- Generous Driveway & Garage
- Beautiful Garden with a Southerly Aspect
- Spacious Four Bedroom Accommodation
- Badger Builders Built in 2016
- Lounge, Dining & Garden Room
- Air Source Heat Pump Heating
- Must View to Appreciate!

A beautifully presented four bedroom detached house, built by Badger Builders in 2016. This spacious property forms part of a small, exclusive development at the heart of this popular Broadland village and offers generous accommodation including an entrance hall, lounge, dining room, garden room, kitchen and ground floor cloakroom. On the first floor there are four bedrooms (master ensuite) and a family bathroom.

The central heating is underfloor on ground level via an air source heat pump, making this an extremely efficient home to run.

Outside there is a spacious driveway leading to garage and a beautifully landscaped rear garden with a Southerly aspect and a view of the village church. Early internal viewing is highly recommended to appreciate this lovely family home.



## Entrance Hall

Part obscure glazed composite entrance door, stairs rising to landing, understairs cupboard, thermostat for underfloor heating, doors leading off:-

## Cloakroom 6'0" x 3'2" (1.83 x 0.97 (1.82 x 0.96))

Obscure glazed window to side aspect, low level WC, pedestal hand wash basin.

## Lounge 18'2" x 11'3" max (5.54 x 3.43 (5.53 x 3.44) max)

Window to front aspect, thermostat for underfloor heating, power points, tv point, two telephone points, part glazed French doors leading to:-

## Dining Room 11'4" x 9'8" (3.45 x 2.95)

Glazed French doors leading to garden, thermostat for underfloor heating, power points, door to:-

## Kitchen 14'8" x 9'3" max (4.47 x 2.82 (4.46 x 2.83) max)

Window to rear aspect, part glazed composite door to side aspect, range of fitted kitchen units with roll top work surface and tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for range cooker with chimney extractor over, built in pantry cupboard, inset ceiling lights, undercabinet wall lighting.



### Landing

Window to side aspect, radiator, power points, loft access, thermostat control, airing cupboard housing pressurised hot water cylinder, doors leading off:-

### Bedroom 1

Window to front aspect, radiator, power points, tv point, door to:-

### Ensuite Shower Room

Obscure glazed window to side aspect, part tiled walls, shower in tiled cubicle, low level WC, pedestal hand wash basin, heated towel rail, shaver point.

### Bedroom 2 11'5" x 8'1" (3.48 x 2.46)

Window to rear aspect, radiator, power points, tv point.

### Bedroom 3

Window to front aspect, radiator, power points, tv point.

### Bedroom 4 8'1" x 7'8" (2.46 x 2.34 (2.47 x 2.33))

Window to rear aspect, radiator, power points, tv point.

### Bathroom

Obscure glazed window to side aspect, heated towel rail, pedestal hand wash basin with tiled splashback, panel bath with tiled surround, low level WC, ventilation.

### Directions

On arriving in the village of Martham on the Rollesby Road, turn right at the 'T' junction with Repps Road, continue as the road runs into White Street, as road bends to the left and sharply to the right, turn left into School Road, turn left into Staithe Road, then left again into Marten Close where the property can be found directly ahead, marked by our 'For Sale' board



### Outside

The property offers driveway parking to the side of the property leading to a brick built detached garage has a front facing up and over door and benefits from power, lighting and side service door. There are lawned gardens to front and rear, the rear garden is nicely enclosed with close board panel fencing, patio area and backs on to Martham churchyard.

### Tenure

Freehold.

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

### Location

Martham near Great Yarmouth is a large, pretty 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

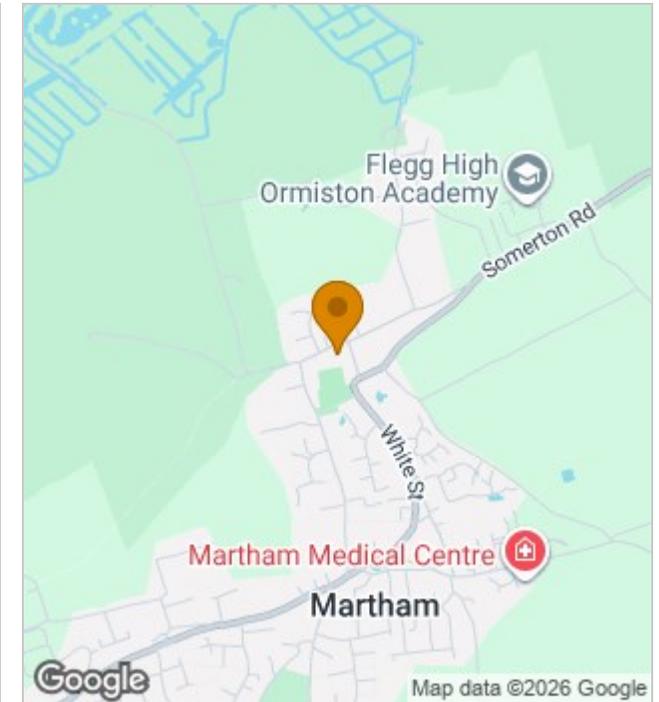
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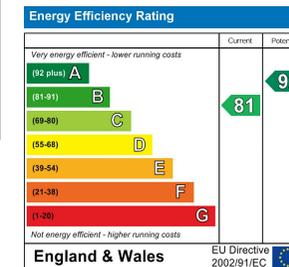
## Floor Plans



## 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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