

Aldreds
Estate Agents



6 Hyn Close, Martham, Great Yarmouth, NR29 4QY

£250,000



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£250,000

6 Hyrn Close

Martham, Great Yarmouth, NR29 4QY

- Extended Ex-Local Authority House
- Two Receptions
- Oil Fired Central Heating
- Scope For Further Improvement
- Driveway Parking
- Three Bedrooms
- Re-Modelled Kitchen & Wet Room Style Shower Room
- Generous Plot
- Adjoining 6m x 5m Garage
- Offered With No Onward Chain

Aldreds are pleased to offer this significantly extended ex-local authority house, situated in the popular Broadland village of Martham. This spacious property has been internally improved with a modern fitted kitchen and wet room style shower room.

The accommodation offered includes an entrance porch, hallway, lounge, sitting/dining room, kitchen, utility, ground wet room and additional shower, three first floor bedrooms and a first floor w.c. The property offers oil fired central heating, sealed unit double glazed windows, a 6m x 5m adjoining garage and a generous plot with large driveway. Now offered with no onward chain and lots of scope for further improvement, this property would make an ideal family home.



Entrance Porch

Part glazed entrance door, power point, glazed door giving access to;

Hallway

Stairs to first floor landing with under stair cupboard, radiator, smoke detector, power points, telephone point, thermostat, doors leading off;

Sitting/Dining Room 15'0" x 10'10" (4.58m x 3.32m)

Front facing bay window, radiator, timber fireplace surround with tiled inset and hearth, power points.

Lounge 21'6" x 10'11" reducing to 9'4" (6.57m x 3.34m reducing to 2.85m)

Front facing bay window, glazed French doors with glazed side panels to rear garden, a range of fitted cupboards and shelving, brick built chimney breast with timber mantel and tiled hearth, power points, two radiators.





Kitchen 17'1" x 11'9" reducing to 5'10" (5.22m x 3.6m reducing to 1.79m)

L-shaped room. Windows to side and rear aspects, a range of modern fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, integrated electric double oven, ceramic hob, stainless steel chimney style extractor, central heating control, inset LED ceiling lighting, smoke detector, radiator, door to utility, doorway giving access to;

Rear Lobby Area

Door giving access to garage.

Shower Room

Fully tiled shower, rear facing obscure glazed window, ventilation, radiator, glazed door.

Utility Room 5'10" x 5'1" (1.79m x 1.57m)

Rear facing window, part obscure glazed door to rear garden, fitted unit with work surface and tiled splash back, stainless steel sink unit with mixer tap, plumbing for washing machine, power points.

Wet Room 10'0" at max x 9'2" (3.07m at max x 2.8m)

A spacious wet room style shower room with rear facing obscure window, low level w.c, pedestal hand basin with tiled splash backs, radiator, non slip with concave floor drain with electric shower over.

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, turn left onto Repps Road and proceed into the village. Turn left just after the Co-op into Cess road and then turn second right into Hryn Close, where the property can be found on the right hand side.



First Floor Landing

Windows to front and rear aspects, airing cupboard housing hot water cylinder with immersion heater, radiator, loft access, power points, smoke detector, doors leading off;

Bedroom 1 16'10" x 10'11" reducing to 8'2" (5.15m x 3.34m reducing to 2.51m)

Windows to front and rear aspects, radiator, power points, a range of fitted wardrobes and over bed cupboards.

Bedroom 2 10'11" x 8'11" (3.33m x 2.72m)

Window to front aspect, built-in wardrobe, power points, radiator.

Bedroom 3 10'10" x 6'0" (3.32m x 1.84m)

Window to side aspect, radiator, power points, built-in wardrobe.

W.C.

Rear facing obscure glazed window, low level w.c.

Outside

The property offers a generous front garden space and driveway, in need of further landscaping and clearing, leading onto an adjoining garage.

Garage 20'11" x 17'1" (6.39m x 5.23m)

Front facing up and over door, two side facing windows, rear service door, power and lighting, oil fired boiler for hot water and central heating, access into the property.

Garden

The property offers a generous garden extending to the side and rear, significantly enclosed with mature tree planting and shrubbery and in need of landscaping.

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

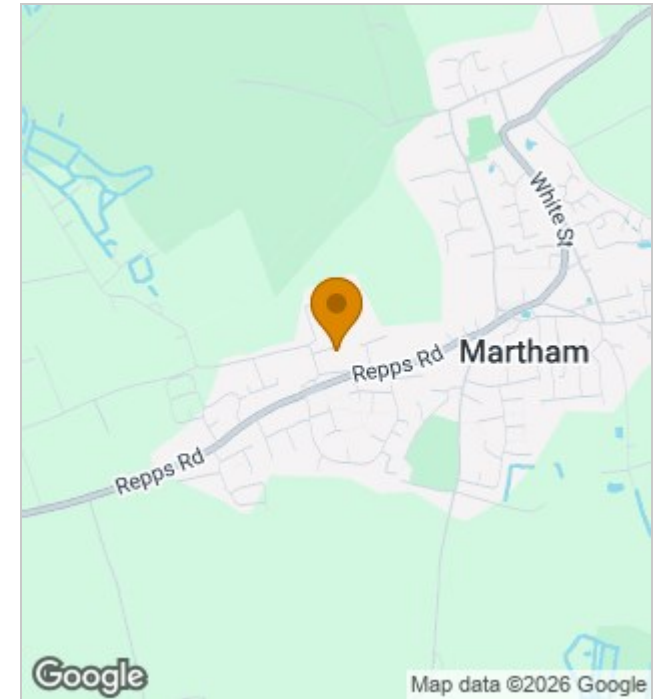
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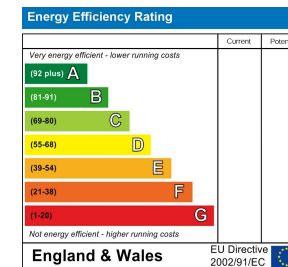
Floor Plans



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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