



Kooky Burrow Black Street, Martham, Great Yarmouth, NR29

£550,000



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Kooky Burrow Black Street

Martham, Great Yarmouth, NR29 4PN

- Spacious Detached Bungalow
- 7.5m Lounge & Spacious Kitchen/Diner
- Oil Fired Central Heating
- Large Driveway
- Beautifully Presented Throughout
- Four Bedrooms With Master En-Suite
- PV Solar Panels
- Generous Plot Of Approx 1/3 Acre STMS
- Double Garage
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted offer this hugely spacious, detached bungalow situated in a pleasant non-estate position within easy access to the centre of this popular Broadland village. This well appointed home offers accommodation including a spacious entrance hall, open plan kitchen/dining room, 7.5m long lounge, conservatory, four bedrooms, master en-suite, bathroom, separate cloaks and utility room.

The property offers oil fired central heating, PV solar panels generating a grid feed-in tariff, high quality fixtures and fittings throughout and sits in a generous plot of approximately 1/3 acre (STMS) with beautifully maintained gardens incorporating a covered BBQ area and two summer houses, a large gated driveway and a double garage. Early internal viewing is strongly recommended to appreciate this impressive property.



Entrance Hall

Part glazed entrance door, ceramic tiled entrance area, built-in cupboard with double doors housing inverter for solar panels, cloaks cupboard, loft access (part boarded with lighting), two radiators, access to airing cupboard with fitted shelving and radiator, doors leading off and tempered glazed double doors giving access to;

Lounge 24'8" reducing to 17'5" x 15'3" at max (7.52m reducing to 5.32m x 4.67m at max)

A large L-shape room with French doors and patio doors leading onto garden, fireplace with a wood burning stove on a tiled hearth, two radiators, power points, television point, air conditioning unit, wall lighting, door giving access to;

Open Plan Kitchen/Dining Room





Kitchen Area 13'10" x 9'4" (4.22m x 2.85m)

Two front facing windows, part glazed door to side, range of fitted kitchen units with granite work surface and tiled splash back, double inset sink with mixer tap, oil fired boiler for hot water and central heating, integrated appliances including an electric double oven, LPG gas hob, stainless steel and glass chimney extractor over, dishwasher, water softener, space for fridge-freezer with cupboard surround, vertical radiator, inset LED ceiling lighting, open plan access into;

Dining Room 11'9" x 11'9" (3.59m x 3.59m)

Windows to front and side aspects, radiator, granite breakfast bar opening to kitchen area, door to hallway, radiator, power points, television point.

Utility Room 12'11" x 7'9" at max (3.96m x 2.38m at max)

Window to rear aspect, tiled flooring, airing cupboard access, towel rail style radiator, range of fitted units with rolled edge work surface and tiled splash back, stainless steel sink drainer, plumbing for washing machine, glazed sliding doors to;

Directions

Proceeding from the centre of Martham onto Black Street, proceed along Black Street before turning left on to the private roadway sign posted Kooky Burrow, where the property can be found on the right hand side.



Conservatory 11'9" x 10'9" at max (3.6m x 3.3m at max)

Of a uPVC sealed unit double glazed construction with a Polycarbonate roof, ceramic tiled floor, glazed French doors leading to rear garden, electric under floor heating, power points, vertical radiator.

Cloakroom

Rear facing obscure glazed window, part tiled walls, tiled flooring, low level w.c.

Bathroom 9'3" x 6'4" (2.84m x 1.94m)

Rear facing obscure glazed window, fully tiled walls and floor, panelled shower cubicle with raindrop shower head, ventilation, panelled bath, hand wash basin within a fitted storage unit, antique style towel rail with integrated radiator.

Master Bedroom 13'2" x 11'11" (4.03m x 3.64m)

Double aspect room with windows to front and side, radiator, air conditioning unit, power points, a run of mirrored wardrobes with sliding doors, door giving access to;

En-Suite Shower Room

With a part panelled and tiled surround double shower cubicle with fixed screen and raindrop shower head, hand wash basin within a fitted storage unit with illuminated mirror and shelving above, shavers point, ventilation, low level w.c., antique style towel rail with integrated column radiator, side facing obscure glazed window, electric under floor heating.

Bedroom 2 13'1" x 11'0" (4m x 3.36m)

Window to rear aspect, radiator, power points.

Bedroom 3 13'1" x 10'9" (4m x 3.3m)

Window to front aspect, radiator, power points, telephone, built-in wardrobe with sliding doors.

Bedroom 4 13'0" x 10'11" reducing to 9'7" (3.98m x 3.35m reducing to 2.93m)

Window to side aspect, radiator, power points.

Outside

The property occupies a generous plot of approximately 1/3 acre (STMS) with vehicular access via a shingle and brick weave driveway through double gates, leading to;

Double Garage 23'5" x 16'7" (7.16m x 5.08m)

Electrically operated roller door, side facing French doors and window, power, lighting and a WC with hand wash basin.

Gardens

The property offers beautifully maintained lawned gardens, nicely enclosed with a mixture of mature hedgerow and close board panel fencing to boundaries. The lawned garden wraps around to the side and rear with greenhouses, raised planter beds, two summer houses and a variety of shrubbery and planting to borders. There's a decked seating area with glass and stainless steel balustrades beside the garage, large patio to the side of the property with a panelled enclosure and a brick pillared covered barbecue area with pizza oven, external lighting, power supply, water and underground rainwater storage.

Tenure

Freehold.

Services

Mains water, electric and drainage.

PV Solar Panels

The property has PV Solar panels with a grid feed-in tariff, currently at 74.37p/kWh paid for energy generated and 5.25p/kWh paid energy exported. This arrangement began in August 2011 and runs to July 2036.

Council Tax

Great Yarmouth Borough Council - Band: 'E'

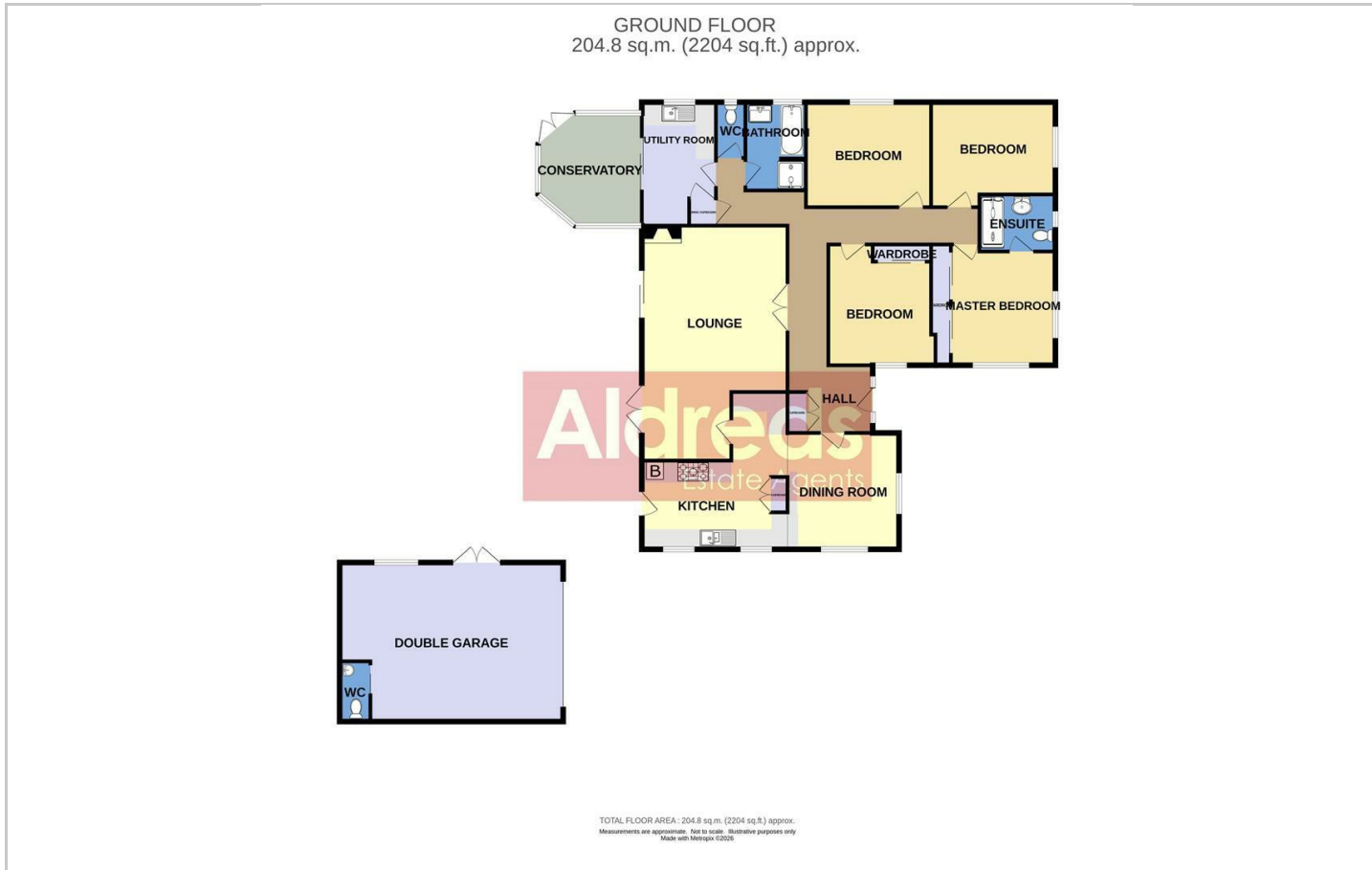
Location

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/S10041

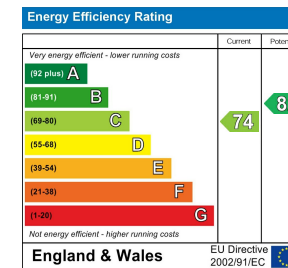
Floor Plans



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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