

**Aldreds**  
Estate Agents



38 Staithe Road, Martham, NR29 4PY

£360,000









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# 38 Staithe Road

Martham, Great Yarmouth, NR29 4PY

- Spacious Detached Bungalow
- Impressive 8.55m Lounge/Diner
- Generous Accommodation Throughout
- Spacious Driveway Parking & Garage
- Offered With No Onward Chain
- Three Bedrooms with Master En-Suite
- Oil Fired Central Heating With New Boiler 2024
- Nicely Enclosed Rear Garden
- Convenient Village Location
- Early Viewing Is Highly Recommended

Aldreds are delighted to offer this well appointed three bedroom detached bungalow, situated in the popular Broadland village of Martham. This larger than average bungalow offers generous accommodation including an 8.55m garden facing lounge/diner, kitchen, three bedrooms, master en-suite shower room and bathroom. The property offers oil fired central heating with a newly installed boiler in 2024, uPVC sealed unit double glazed windows, driveway parking and a detached garage. There's a nicely enclosed rear garden of generous proportion, offering a view of the village church. Offered with no onward chain, early internal viewing is highly recommended to appreciate this high quality bungalow.



## Entrance Hall

Part glazed uPVC entrance door with glazed side panel, two radiators, loft access, power points, telephone point, cloaks cupboard, store cupboard, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

## Lounge/Diner 28'0" x 14'0" (8.55m x 4.27m)

An impressive garden facing room with window and glazed sliding doors leading to rear garden, power points, television point, radiator, door giving access to;

## Kitchen 11'9" x 11'9" (3.59m x 3.59m)

Part glazed door to side, side facing window, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, electric oven, ceramic hob, extractor, additional combination microwave/oven under counter, recently installed (2024) oil fired boiler for hot water and central heating, tiled flooring, door giving access to hallway.







### Bedroom 1 17'11" x 11'9" (5.47m x 3.6m)

Window to front aspect, radiator, power points, fitted bedroom furniture, door giving access to;

### En-Suite /Shower Room

With hand wash basin within a fitted storage unit, low level w.c., shower cubicle, tiled flooring, ventilation.

### Bedroom 2 11'5" x 9'9" (3.49m x 2.98m)

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

### Bedroom 3 9'1" x 8'1" (2.79m x 2.48m)

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

### Bathroom

Side facing obscure glazed window, low level w.c., pedestal hand wash basin, panelled bath with shower over, ventilation, radiator.

### 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.





## Outside

The property occupies a generous plot with a spacious driveway leading to the side of the property to a detached garage.

## Garage 17'0" x 8'11" (5.19m x 2.72m)

Front facing up and over door, power and lighting.

## Gardens

Lawned front garden and a nicely enclosed rear garden mainly laid to lawn with paved patio, timber garden shed with power and lighting, greenhouse, oil storage tank, external water supply.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

Great Yarmouth Borough Council - Band: 'D'

## Location

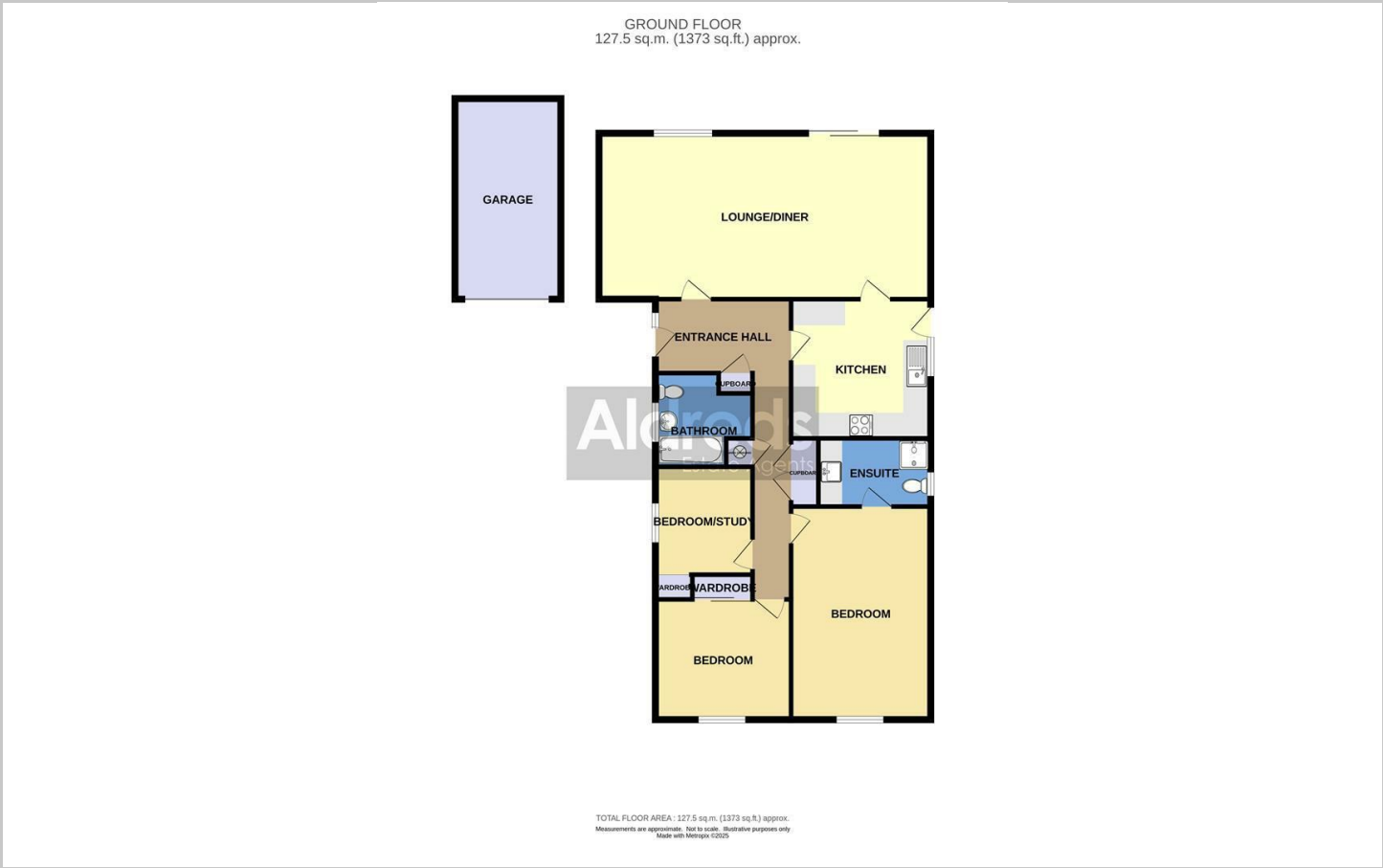
Martham is a large, pretty Broadland village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous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

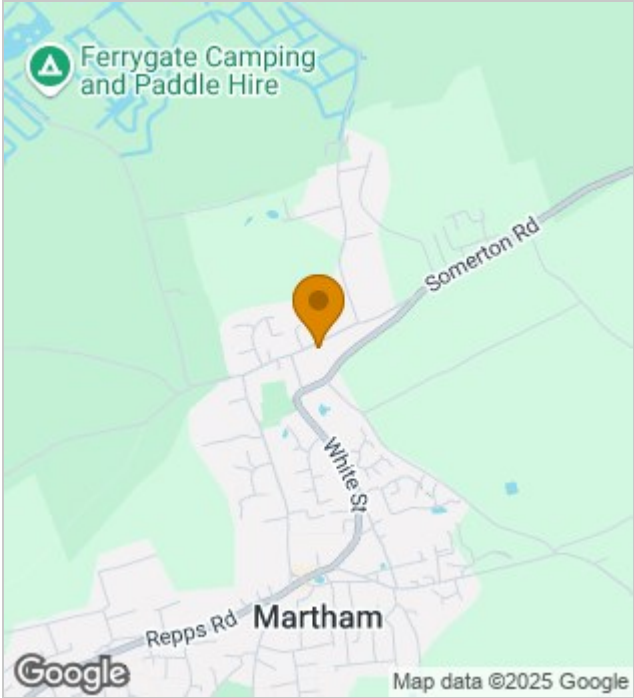
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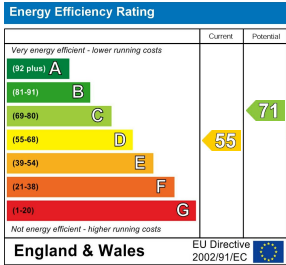
Floor Plans



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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