

Aldreds
Estate Agents



11 Portobello Drive, Martham, NR29 4FJ

£325,000





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11 Portobello Drive

Martham, Great Yarmouth, NR29 4FJ

- Spacious Detached House
- Master En-Suite
- Electric Central Heating & PV Solar Panels
- Integral Garage
- Beautifully Presented Throughout
- Four Bedrooms
- 5.61m Kitchen/Dining Room & Utility
- Driveway Parking With EV Charger
- Enclosed Garden
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this spacious four bedroom detached, family house situated in the popular Broadland village of Martham. This spacious home offers accommodation including an entrance hall, lounge, kitchen/diner, utility, ground floor cloakroom, four bedrooms, master en-suite and family bathroom.

The property offers electric central heating, uPVC sealed unit double glazed windows, driveway parking for three cars, an integral garage and a nicely enclosed rear garden. Well presented throughout, early internal viewing is highly recommended to appreciate.



Entrance Hall

Part glazed entrance door, radiator, stairs to first floor landing, central heating control, power points, electric fuse board, door giving access to;

Lounge 15'9" x 11'0" (4.81m x 3.37m)

Window to front aspect, radiator, power points, television point, telephone point, French doors opening to;

Kitchen/Diner 18'4" x 9'6" (5.61m x 2.92m)

Rear facing window, glazed French doors leading to rear garden, 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, extractor, dishwasher, fridge, under stair pantry cupboard, door giving access to garage, door to;

Utility Room 7'1" x 5'3" (2.17m x 1.61m)

Part glazed door to side, fitted units with rolled edge work surface, power points, radiator, door giving access to;

Cloakroom

Rear facing obscure glazed window, low level w.c, pedestal hand wash basin with tiled splash back, radiator.





First Floor Landing

Loft access, power points, built-in cupboard with fitted shelving, doors leading off;

Master Bedroom 14'5" x 13'2" reducing to 10'4" (4.41m x 4.02m reducing to 3.16m)

Window to front aspect, radiator, power points, built-in wardrobe, door giving access to;

En-Suite Shower Room

Side facing obscure glazed window, part tiled walls, white suite comprising of pedestal hand wash basin, low level w.c, tiled shower cubicle with electric shower, ventilation.

Bedroom 2 12'3" x 9'2" (3.74m x 2.81m)

Window to front aspect, radiator, power points.

Bedroom 3 9'8" x 9'3" (2.95m x 2.83m)

Window to rear aspect, radiator, power points.

Bedroom 4 9'7" x 7'3" (2.94m x 2.21m)

Window to rear aspect, radiator, power points, cupboard housing electric boiler for hot water and central heating.

Bathroom

Obscure glazed window to rear aspect, part tiled walls, low level w.c, pedestal hand wash basin, panelled bath with electric shower and shower screen over, ventilation.

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 and proceed into the village centre, passing the village green as the road runs into White Street. Turn right into Portobello Drive, follow the road around to the right, then left where the property can be found on the left hand side, located by our FOR SALE board.



Outside

The property offers a brick weave driveway parking to the front with space for three vehicles and an EV charger. To the rear of the property is a nicely enclosed garden, close board panel fencing to boundaries, timber garden shed, large paved patio area, laid to lawn.

Garage 15'9" x 8'10" (4.82m x 2.71m)

Front facing up and over door, power and lighting.

Services

Mains water, electric and drainage.

PV Solar Panels

The property benefits from PV solar panels providing additional electric supply.

Tenure

Freehold.

Council Tax

Great Yarmouth Borough Council - Band; 'D'

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/S10052



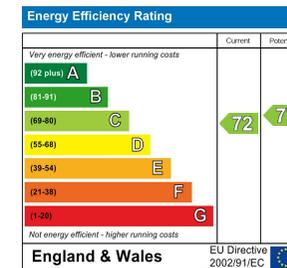
Floor Plans



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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