



37 Staith Road, Martham, NR29 4PY

£195,000





# 37 Staithe Road

Martham, NR29 4PY

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- Attractive Semi Detached Cottage
- Two Receptions
- Deceptively Spacious Accommodation
- Generous Garden
- Potential to Modernise
- Two Bedrooms
- Lots of Character
- Driveway Parking
- Popular Broadland Village
- Offered with No Onward Chain

Nestled on Staithe Road in the Broadland village of Martham, this delightful semi-detached house presents a wonderful opportunity for those seeking a characterful home with potential for modernisation. Boasting two spacious reception rooms, a kitchen breakfast room, generous entrance hall and lobby, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its mature garden, which offers a tranquil outdoor space perfect for enjoying the natural surroundings. The property also benefits from off road parking for one vehicle.

Situated in a convenient location, this house is within easy reach of local amenities and the picturesque countryside and coast, making it an ideal choice for those who appreciate both village life and accessibility. With no onward chain, this property is ready for you to make it your own. Whether you are looking to invest in a home with character or seeking a project to modernise, this charming residence on Staithe Road is not to be missed.



## Entrance Hall 13'2" x 6'1" (4.02m x 1.87m)

Part glazed entrance door, window to side aspect, power points, archway giving access to;

## Lounge 13'11" x 12'11" (4.25m x 3.96m)

Window to front aspect, exposed ceiling beams, fireplace with wood burning stove on a tiled hearth, inset shelving and cupboards to either side, power points, television point, door giving access to;

## Dining Room 9'6" x 8'10" (2.92m x 2.71m)

Window to side aspect, power points, telephone point, door giving access to stairs to first floor, pantry cupboard with rear inward facing window, exposed ceiling beams, door to;

## Kitchen/Breakfast Room 16'1" x 9'2" at max (4.91m x 2.8m at max)

Window to rear aspect, range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer, power points, electric cooker point, plumbing for washing machine, storage heater, part glazed door giving access to;



## 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 Staith Road, continue along Staith Road, passing the right hand turning for School road, where the property can be found a short way along on the left hand side.

## Side Lobby 8'8" x 5'9" (2.66m x 1.77m)

Side facing window, part glazed door, tiled flooring, door giving access to;

## Bathroom 8'3" x 7'9" (2.53m x 2.37m)

Side facing obscure glazed window, tiled-in bath, hand wash basin, low level w.c, storage heater, wall mounted electric heater.

## First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, doors leading off;

## Bedroom 1 14'3" x 13'0" (4.35m x 3.97m)

Window to front aspect, radiator, power points, loft access.

## Bedroom 2 9'9" reducing to 6'8" x 8'9" (2.98m reducing to 2.05m x 2.67m)

Rear facing window, power points.

## Outside

The property offers driveway parking space for one car to the front with an enclosed garden area. To the rear of the property is a delightful mature garden, enclosed with high level wall and mature hedgerows to boundary, timber summerhouse.



## Tenure

Freehold

## Services

Mains water, electric and drainage.

## Location

### Council Tax

GYBC. Band 'B'

## 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

PJL/S9967



## Floor Plans



## 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.

### Disclaimer

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## Location Map



## Energy Performance Graph

