

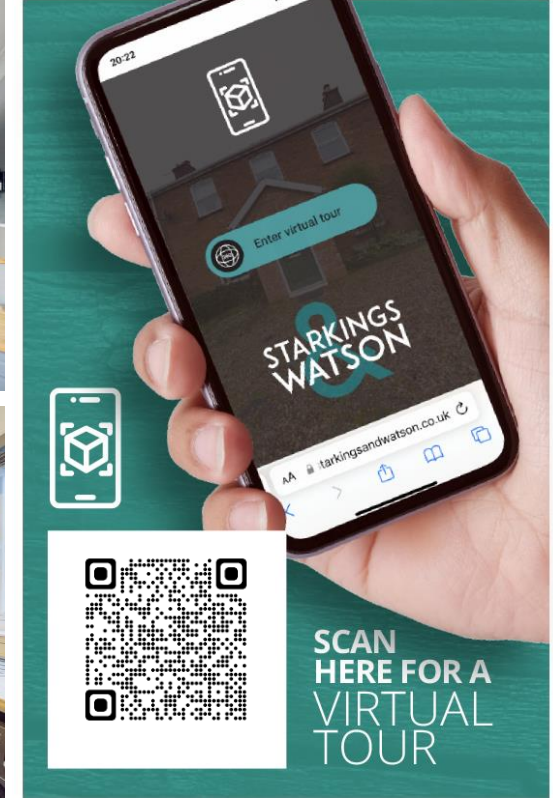
HAMILTON WALK

Martham, Great Yarmouth NR29 4TB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- Mid-Terraced House
- 24' Sitting/Dining Room
- Kitchen Overlooking Rear Garden
- Three Bedrooms
- Family Bathroom
- Private & Enclosed Rear Garden
- Off-road Parking & Garage En Bloc
- Perfect First Time Buy or Investment

IN SUMMARY

This SPACIOUS and PRIVATE terraced home is nestled on the edge of a QUIET CUL-DE-SAC, in this COASTAL VILLAGE close to the NORFOLK BROADS. With AMPLE OFF ROAD PARKING to the front for two vehicles, as well as a BRICK GARAGE found adjacent to the property en-bloc, the property offers more than first meets the eye! Entering the front door you will find yourself immersed in the OPEN PLAN SITTING and DINING room space measuring over 24' - with large uPVC window to the front and sliding door to the rear, whilst next door to the fitted KITCHEN AREA. The first floor benefits from THREE BEDROOMS as well as a FAMILY BATHROOM, with integrated storage accessed off the landing. The property is heated by modern electric heating. The LAWNED GARDEN offers huge potential, with a NON-OVERLOOKED REAR ASPECT.

SETTING THE SCENE

Located in the desirable village of Martham is this fantastic family home, first time purchase or perfect potential investment purchase being just a short walk from all local amenities and travel links as well as the

stunningly beautiful Norfolk Broads. The property is situated in a quiet cul-de-sac with brick weave driveway and very low level concrete borders to each side leading toward the front door.

THE GRAND TOUR

Entering the hallway with wall storage perfect for coats and shoes, before turning right into the exceptionally spacious and dual aspect sitting/dining room space with wood effect laminate flooring throughout - leaving lots of room for any arrangement of soft furnishings the occupants can see fit. Sliding uPVC double glazed doors take you into the rear garden. Finally on the ground floor is the kitchen which opens from the dining room with wood effect work surfaces across two walls with tiled splash backs, a range of wall and base level storage, plumbing for a washing machine, inset stainless steel sink, space for electric oven and hob with extractor above, and handy under the stairs storage accessed from this space serving as additional storage or a possible pantry style area. On the first floor coming off the central landing are three bedrooms as well as the family bathroom with an integrated storage cupboard. The larger of the bedrooms sits at the front of the property overlooking the driveway with carpeted flooring. Next to this, at the front of the property, is the smaller of the bedrooms which is still a good size and very functional bedroom with laminate flooring and over the stairs storage. To the rear you can find the second bedroom, slightly smaller than the first but with wood effect laminate flooring overlooking the rear garden, sitting next to



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the family bathroom including a bath with wall mounted shower, tiled surround, low level wash basin with vanity storage, W.C. with vinyl flooring underfoot.

THE GREAT OUTDOORS

Immediately to the rear of the property is a hard standing patio area leading to the predominantly laid to lawn garden running between the timber fencing which leads you down towards the back of the garden where you can find a further flag stone patio seating area providing the ideal space to relax and entertain.

OUT & ABOUT

The East Coast village of Martham offers a wealth of local amenities including shops, schooling, doctors surgery and a library. Regular bus links provide access to the nearby town of Great Yarmouth, whilst excellent road links provide access to the A47. Sandy beaches can be found at Winterton approximately three miles distant. The village retains part of its traditional charm with village green and pond and borders the Norfolk Broads National Park.

FIND US

Postcode : NR29 4TB

What3Words : ///drift.flotation.curiosity

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

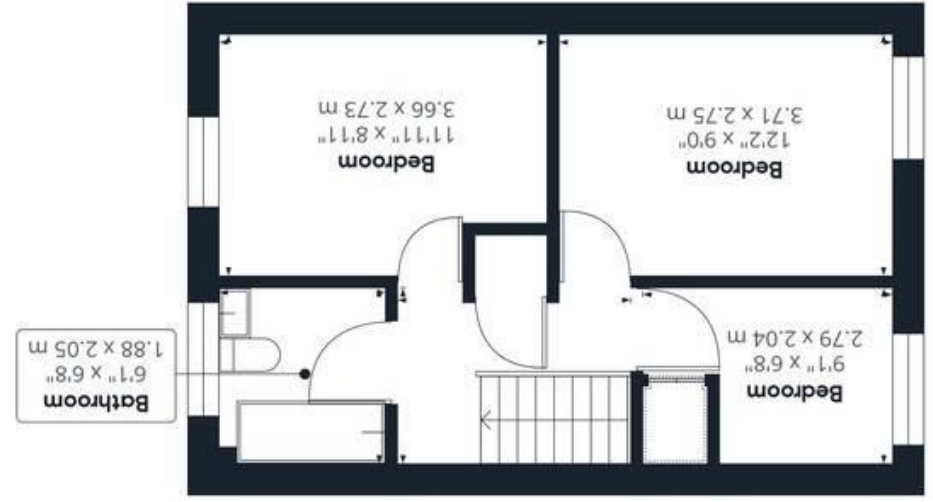
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area^m
 751.76 ft²
 69.84 m²



Floor 1



Ground Floor

