



## 14 Station Close, Martham

£200,000 Freehold

Stunning starter home in vibrant neighbourhood with 2 bedrooms, garage, driveway, and enclosed garden. Thoughtfully designed layout, modern kitchen, cosy living room. Ideal for small families or couples seeking comfort and convenience. Close to amenities for easy living.

Council Tax band: A

Tenure: Freehold

Located in a vibrant neighbourhood teeming with convenience and accessibility, this charming starter home offers an inviting retreat for small families or couples looking for a cosy abode to call their own. With two bedrooms, a garage, driveway, and an enclosed rear garden, this property encapsulates the essence of comfortable living combined with practicality.

Upon arrival, the property immediately catches the eye with its well-maintained exterior and manicured lawn. A spacious driveway leading to the garage provides ample parking space, ensuring convenience for residents and visitors alike. The garage offers additional storage space or potential for conversion, catering to various needs and preferences.

Stepping inside, one is greeted by a warm and welcoming atmosphere accentuated by tasteful decor and abundant natural light filtering through the windows. The layout is thoughtfully designed to optimize space and functionality, with each room seamlessly flowing into the next.

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The heart of the home lies in its cosy living room, where residents can unwind and relax after a long day. Soft, neutral tones create a soothing ambiance, while plush furnishings invite lounging and socialising with loved ones. This space serves as the perfect setting for movie nights, game gatherings, or simply enjoying a quiet evening indoors.

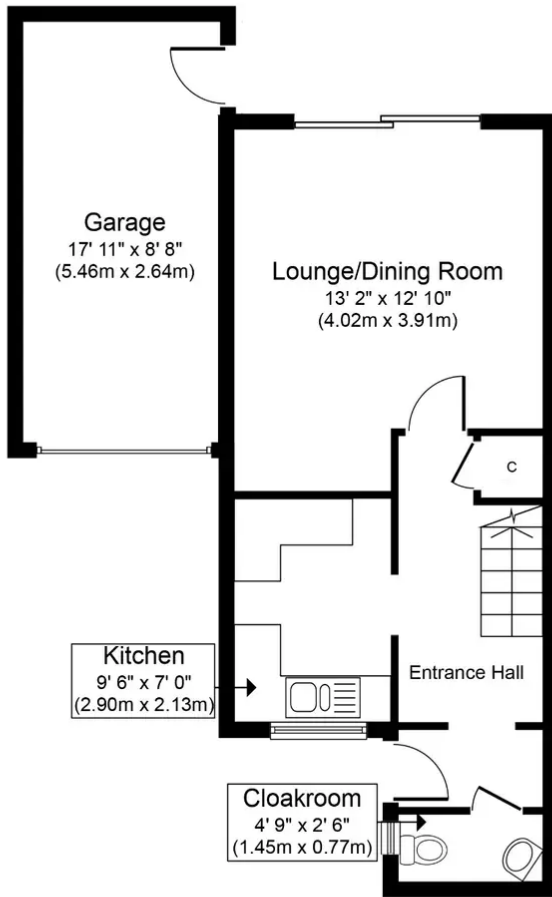
The kitchen beckons with its modern amenities and efficient layout. Equipped with sleek appliances, ample cabinetry, and generous countertop space, it inspires culinary creativity and facilitates meal preparation with ease. Whether whipping up a quick breakfast or hosting dinner parties, this kitchen is sure to delight aspiring chefs and seasoned cooks alike.

The accommodation comprises two well-appointed bedrooms, each offering a tranquil sanctuary for rest and relaxation. Soft carpeting underfoot adds comfort and warmth, while ample closet space ensures storage solutions for clothing and personal belongings. These bedrooms provide the perfect retreat for unwinding at the end of the day or enjoying a peaceful night's sleep.

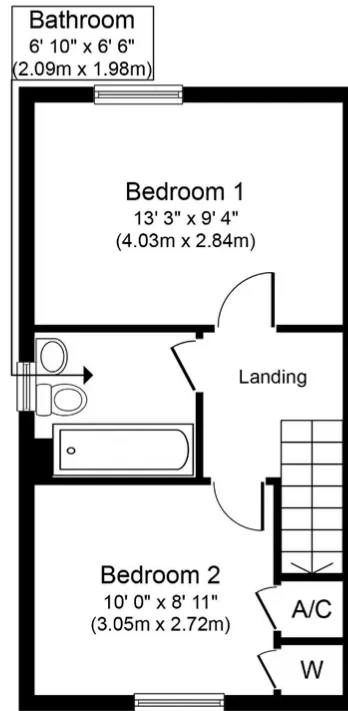
The property boasts a fully enclosed rear garden, offering a private outdoor oasis for residents to enjoy. Whether gardening enthusiasts yearn to cultivate vibrant blooms or families seek a safe play area for children and pets, this outdoor space accommodates a variety of activities and interests. A patio area provides the ideal spot for alfresco dining, barbecues, or simply basking in the sunshine on lazy afternoons.

Situated close to amenities such as shops, schools, and bus routes, this home ensures convenience and accessibility for residents' everyday needs. Whether running errands, commuting to work, or exploring the local area, everything is within easy reach, enhancing the quality of life for those fortunate enough to call this property home.





**Ground Floor**  
**Approximate Floor Area**  
**373 sq. ft.**  
**(34.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**331 sq.ft.**  
**(30.8 sq.m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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