



18 Cherry Tree Avenue, Martham

£350,000 Freehold

CHAIN FREE This welcoming bungalow features a well-appointed kitchen with fitted units and a dining area, leading to a spacious living room and bright conservatory. The master bedroom offers an ensuite shower room, while two additional bedrooms and a three-piece bathroom provide versatility. Outside, the property offers a lovely garden with lawn and patio areas, along with ample parking and a double garage for added convenience and storage options.

Council Tax band: C

Tenure: Freehold

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THE LOCATION

Martham is set within the Broads National Park 9.3 miles North West of Great Yarmouth and 19 miles from Norwich. The village is picturesque with the attractive village pond and a range of local amenities including shops, schools, doctor's, public house and library. Regular bus services and good access to the A47. The sought-after costal village of Winterton known for its stunning beach (where you may spot some seals in the spring) is only 3 miles away. If you are a boating, walking or coastal enthusiast then this is for you.

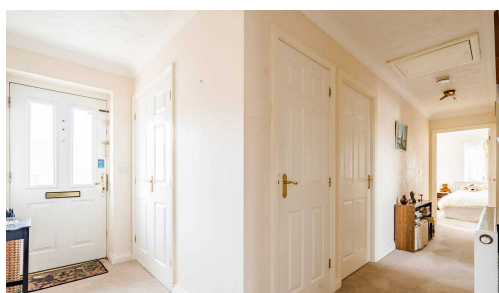
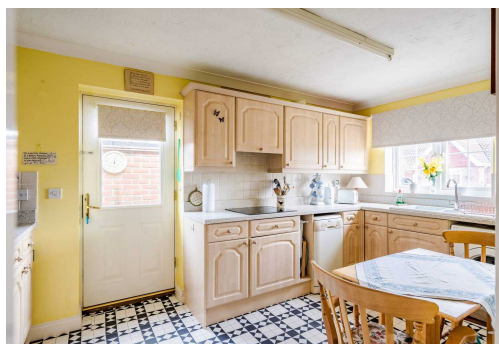
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Upon entry, you are welcomed into a good-sized kitchen boasting fitted units and a small dining arrangement, with a single door providing easy access to the rear of the property. The kitchen is designed to accommodate your cooking and entertaining needs. Adjacent to the kitchen, you'll find a dual aspect living room featuring plush carpeting underfoot and ample space for your furniture. The living room seamlessly flows into a bright conservatory, perfect for enjoying natural light and views of the surrounding area.

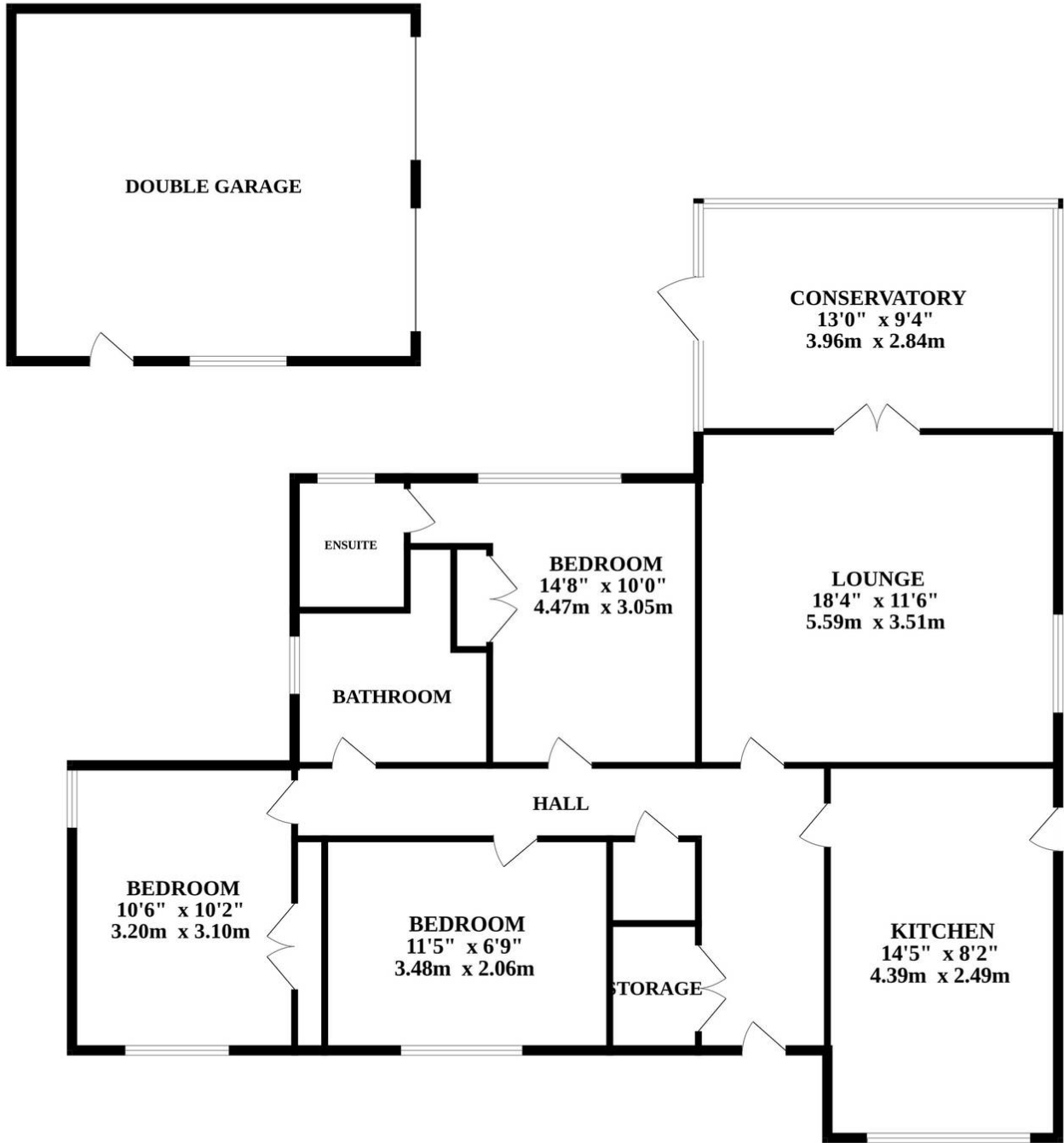
The spacious master bedroom of this bungalow offers the added convenience of an ensuite shower room and toilet, a built-in wardrobe and a pleasant view to the garden. Two additional bedrooms stand ready to serve as bedrooms, home offices, or whatever best suits your needs. Completing the accommodation is a three-piece suite bathroom, ensuring that residents and guests have everything they need for their personal care routines.

Outside, the property boasts a lovely garden area that is well-enclosed with fencing, offering both a lawn and a patio for your recreational uses. Perfect for outdoor dining, gardening, or simply enjoying the fresh air. For added convenience, the property features double parking and a double garage, providing ample space for vehicles, storage, or hobbies.

AGENTS NOTE



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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