

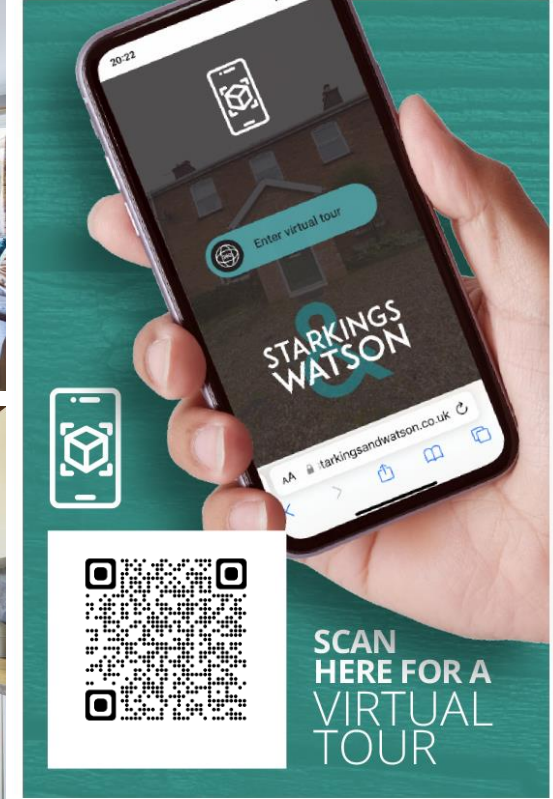
MERRIMAN ROAD

Martham, Great Yarmouth NR29 4RW

Freehold | Energy Efficiency Rating : D

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FOR SALE
PROPERTY



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- Semi-Detached House
- Extended Accomodation of 1020 sq. ft (stms)
- Separate Sitting/Dining Rooms
- Gorund Floor Cloakroom/Utility Room
- Kitchen With Integrated Appliances
- Four Bedrooms
- Private Garden Overlooking Fields
- Off Road Parking & Garage

IN SUMMARY

This EXTENDED SEMI-DETACHED home backs onto open fields giving PRIVACY and QUALITY in abundance. Situated at the end of a QUIET CUL-DE-SAC this FOUR BEDROOM house has been maintained to a brilliant standard by the current owners. The ground floor gives way to separate SITTING and DINING rooms, kitchen with INTEGRATED APPLIANCES and a handy cloakroom/utility room space. The first floor gives access to all four bedrooms and the family bathrooms with three of the bedrooms having FIELD VIEWS. The LARGER THAN AVERAGE GARDEN is well maintained, and the property also comes with OFF ROAD PARKING as well as a GARAGE.

SETTING THE SCENE

The property is tucked away at the very end of this cul-de-sac. As you near the end you will find the parking and garage to your left and once parked it is a short walk along the hedges to the property which sits back from the street. A low level timber fence guides you through the front garden, predominantly

laid to lawn, to the front door underneath a pitched and tiled awning.

THE GRAND TOUR

Stepping inside you will find access via the stairs to the first floor with the kitchen sat to your left. Inside here, you can find the integrated double ovens and electric hob with extraction above, one and a half enamelled sink overlooking the front lawn all set around a range of wall and base mounted storage and plumbing under the counter tops for a dishwasher. Carrying on through this room is the large formal dining room with French doors to the rear garden set upon wooden effect flooring with the utility room and cloakroom sat adjacent. This space has plumbing for a washing machine and inlet for a tumble dryer. The first floor gives way to all four bedrooms with the largest sat on the extended side of the property with field views and built in wardrobes. The second largest also faces the fields at the rear with custom built in wardrobes and modern electric heating. The two smaller bedrooms sit with one at the rear and one at the front of the property, both with carpeted flooring and the smaller serving as a dress room currently and the larger with built in storage.

THE GREAT OUTDOORS

Immediately to the rear of the property is a newly laid patio area ideal for dining alfresco or entertaining family and friends as it extends to the side of the property. the rest of the rear garden is laid to lawn with a timber fence backing onto rolling fields at the



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rear. The external space is completely private due to the positioning of the property and makes the perfect space for the family to enjoy.

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 4RW

What3Words : ///helpers.occupations.ashes

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
 1020.12 ft²
 94.77 m²

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