



7 Coronation Avenue  
Martham | Norfolk | NR29 4QU

FINE & COUNTRY

# HIDE AND SEEK



*“If you’re looking to live in an active village, with a wealth of amenities – shops, schools and more, yet you value your privacy and love to be secluded, then this hidden home is a place you’ll adore.*

*Tucked away at the end of a little private lane, it’s wonderfully positioned, a real retreat, you’re spoilt for choice for all your daily needs – we think this location will prove hard to beat!”*







- An impressive Chalet Bungalow, tucked away yet within Walking Distance of Martham Village Centre
- Three/Four Double Bedrooms; Three Bathrooms
- Two Receptions; Study
- Spacious Open Plan Breakfast Kitchen and Living Areas; Separate Utility
- High Specification includes Blue Pearl Granite Work Surfaces
- Wonderful Landscaped Gardens; Rear Terrace
- Single Garage; Additional Parking
- Brick and Tile Storage Shed/Office
- The Accommodation extends to 2,387sq.ft
- Energy Rating: C

An attractive 1930s bungalow with handsome bay-windowed frontage, this home has been beautifully modernised and extended to offer versatile, open plan living with plenty of space. Set down a quiet little road, it allows you to enjoy the ease and convenience of a well-served village and lively community, yet you have the peace of your own haven back at home. The best of both worlds!

#### Old And New In Harmony

While the property dates back to the 1930s, it was only recently refurbished around eight years ago by a family wanting to make it their home. When their circumstances changed and they were unable to move in, the current owners stumbled across it and realised it was everything they were looking for. "We lived in a small village which was lovely and quiet but didn't have any facilities. Here, we could keep the peace and tranquility that was so important to us but enjoy life in a brilliant village."

#### A Vibrant Village

Martham has schools, including a high school, an excellent health centre, library, shops, pub, a choice of takeaways and several churches, as well as a large village green. There are some lovely walks in the area, whether by the River Thume at the staithe or further afield. You're just a short drive from Winterton and Horsey where you can wander for miles across the dunes, paddle in the clear sea or relax on the sandy beaches. The area is known for having a high seal population and you can watch them with their babies every winter.

#### Rising To Every Occasion

The house itself has a lovely modern feel and has been extended at the time of the refurbishment. At the rear of the property there's an open plan kitchen, with dining and seating areas, opening out onto the sunny garden. This stunning room is the heart of the house and makes an excellent place for entertaining, as well as day to day family life. The owners often have friends over and spend much of their time in here. There's a useful study off this area, which is handy because it's set away from the rest of the rooms, so you can work in peace if you need. There are two rooms to the front of the property, one currently used as a sitting room and one as the master suite, with a further two en-suite bedrooms upstairs. The owners have found this very flexible – in the past they had an elderly relative living here, using the ground floor bedroom suite and sitting room as her own private space, while the owners still had their privacy too.



### A Happy Home

The owners have loved their time here and will be very sorry to leave. They get on well with the neighbours and have enjoyed community life, while also treasuring the tranquility of their position. The garden is private and backs onto allotments, so you're not overlooked at all and you get the sun all day long. "We sit out on the terrace whenever the weather allows. It's a pretty garden and becomes an extension of the living space in summer, with two sets of doors opening onto the terrace."

### The Accommodation

You move through the front door, noting the deceptive nature of its front elevation. You move through into the...

### Main Reception Hall

Here you have wonderful views right through to the rear of the property and out to the landscaped gardens. There are two rooms to the front of the property. The one to your left is the...

### Sitting Room

A versatile space, it could actually be used for an additional fourth bedroom if required. There is a wonderful focal point fireplace to one wall, with additional character including a fabulous bay window with an additional window providing light.

### Principal Bedroom

Situated on the ground floor, the current owners use this as the main bedroom suite, with another bay window providing plenty of natural light as well as character. From the double bedroom a door takes you through to a sumptuous en-suite bathroom, complete with his and hers sinks, a focal point roll top bath and a superb walk-in shower complete with glass screen.

Returning to the hall, you move past the staircase which rises to the first floor, before arriving to the focal point of the property, the...

### Open Plan Breakfast Kitchen and Living Area

Running the full width of the rear of the home, this stunning space is ideal for modern living. Two sets of French doors offer access out to the rear terrace and gardens, whilst also providing plenty of natural light. The current owners divide this impressive space into three defined areas. First of all the kitchen incorporates cabinets to three aspects contrasting beautifully with the blue pearl granite work surfaces. There are a number of appliances integrated within along with space for an American style fridge freezer. Beyond the kitchen is a dining table with a seating area beyond that, complete with a focal point fireplace. As with the entire ground floor, underfloor heating can be found throughout this space. Set just off the seating area, a door takes you through into a...

### Study

The study is really well located within the house as it is set away from the remainder of the accommodation, with a roof light above providing plenty of natural light.

Also found on the ground floor and set just off the kitchen is the separate...











#### Utility Room

In here you have a continuation of the cabinets and blue pearl granite work surfaces, which provide space for a range of white goods, whilst you also note the oil fired boiler to the corner of the room. Twin doors lead off the utility into a plant room and the ground floor WC. From the utility room an external door offers access out to the gardens.

Returning to the main reception hall, you move up the stairs to the first floor. Here you are greeted by a spacious landing, off which you have access to...

#### Two Double En-Suite Bedrooms

One is located to the front of the property, whilst the other is situated to the rear. These bedrooms are identical, with both offering walk-in wardrobes and stunning en-suite shower rooms. Windows to both the landing and the bedrooms provide plenty of natural light and views over the surrounding area.

#### The Gardens

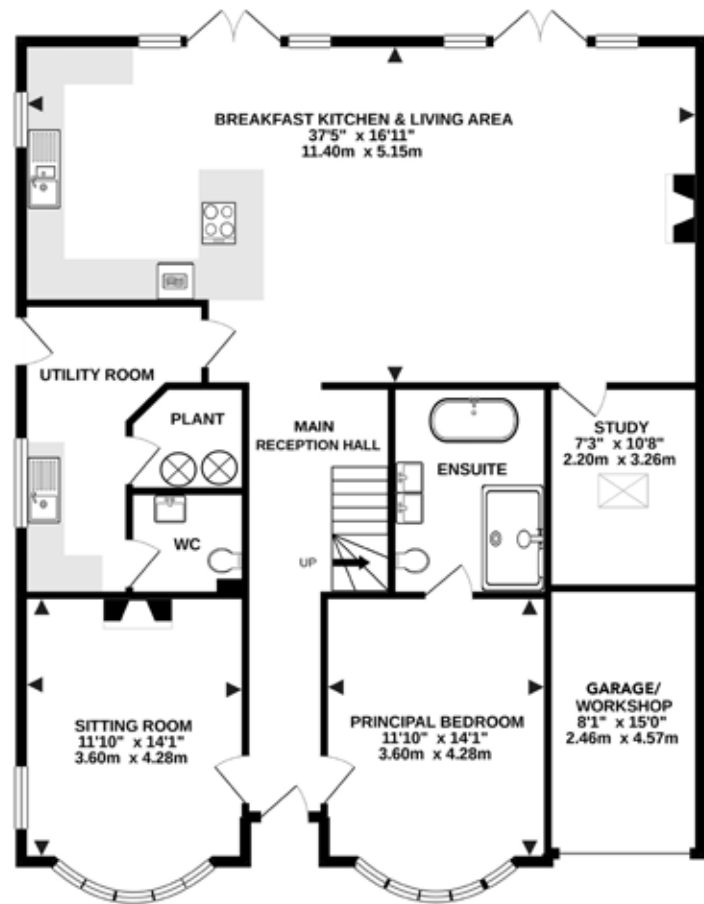
Situated at the end of a private road, the front garden is entirely paved with a laurel hedging boundary. From the drive you have access to a single garage, whilst there is additional parking for two vehicles. Access to the rear garden can be found on its western side via a gate, where a paved pathway leads you to the garden. The rear garden is a combination of terrace and lawn, with a pathway directly to a combined brick and tile storage/garden shed with an adjoining wood store. The garden is beautifully landscaped with curved garden beds found throughout containing a variety of mature plants and shrubs and semi-mature trees. Along the rear boundary is a rose garden. Beyond the rear boundary you have views out over the adjoining allotments.



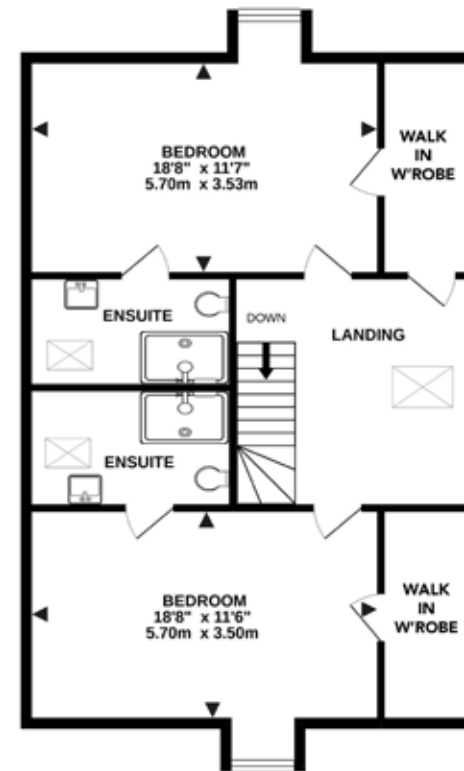








GROUND FLOOR  
1543 sq.ft. (143.3 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.

TOTAL FLOOR AREA: 2387 sq.ft. (221.8 sq.m.) approx.

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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Martham is an historical and traditional village bordering on the Norfolk Broads National Park. It has a thriving community located North of Great Yarmouth, the coastline is 3 miles distant offering both tranquil and beautiful scenery. Martham offers a range of shops, services and local facilities within a strong and vibrant community. There are also three schools and a public library. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

### How Far Is It To...

The Cathedral City of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street (about 2 hours) and Norwich airport provides daily flights internally and to Europe. The North Norfolk Coast can be found to the north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Bumhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further 30 minutes south.

### Directions

Leave Norwich heading east on the A47 southern bypass, upon reaching the Acle straight roundabout take the A1064 exit and upon reaching Billockby take the left hand turning onto the B1152 into the village of Clippesby. Continue through the village of Clippesby before taking a right hand turn onto the B1152 sign posted Martham. Upon reaching the village of Martham, continue past the Co-op and prior to reaching the centre of the village, take a turning on your left into Coronation Avenue, where the property will be found at the end of the road directly in front of you clearly signposted with a Fine and Country For Sale Board.

### Services and District Council

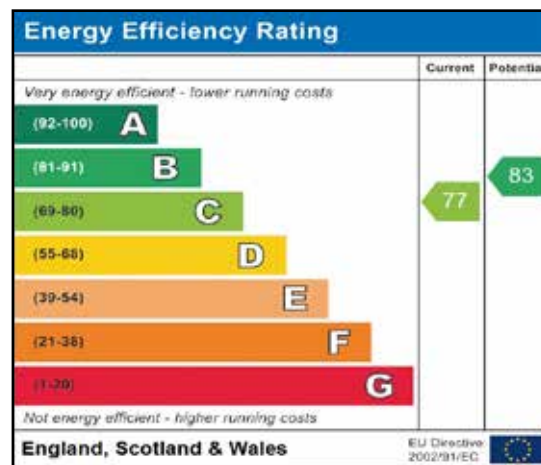
Oil Central Heating, Mains Water, Mains Drainage  
Great Yarmouth Borough Council

### Tenure

Freehold



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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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