

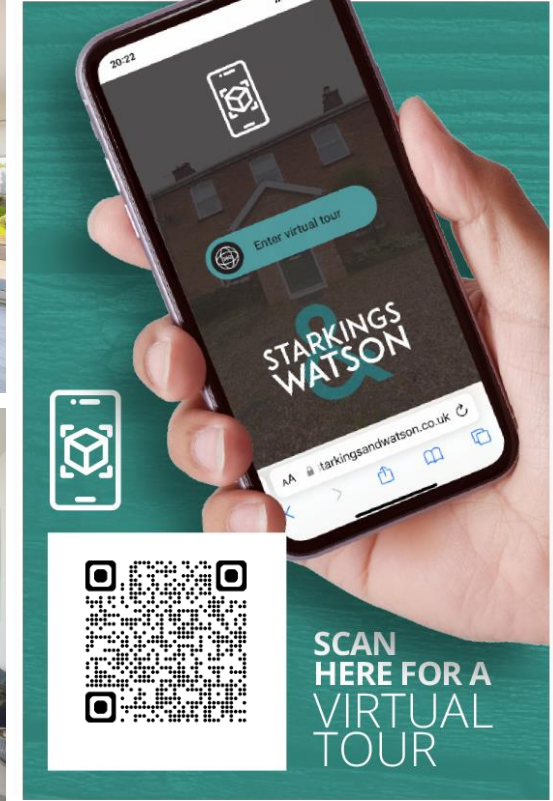
DAMGATE LANE

Martham, Great Yarmouth NR29 4PZ

Freehold | Energy Efficiency Rating : D

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FOR SALE
PROPERTY



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- Extended & Fully Renovated
- Detached Bungalow with Private Aspect
- Rural Setting within Walking Distance to Amenities
- Open Plan Kitchen/Dining/ Living Space
- Formal Sitting Room with Feature Fireplace
- Three Bedrooms
- En Suite & Family Bathroom
- Two Driveways & Landscaped Garden

IN SUMMARY

EXTENDED and MODERNISED, this detached bungalow offers a STUNNING HIGH SPECIFICATION FINISH, extending to over 1120 Sq. ft (stms) of accommodation, including the OPEN PLAN 23' KITCHEN/DINING/LIVING SPACE with patio doors onto the garden. Designed with EASY LIVING in mind, the property offers a CONTEMPORARY FACADE, spacious and flexible rooms, along with NEW WINDOWS, ELECTRICS and HEATING SYSTEM within the property. The 14' SITTING ROOM creates a COSY ROOM during the winter months, with THREE BEDROOMS including the main bedroom with an ELEVATED CEILING and walk-in WET ROOM, along with the family bathroom. The KITCHEN is a WREN DESIGN, with an island, UNDER FLOOR HEATING and an incredible feeling of SPACE given the views across the garden.

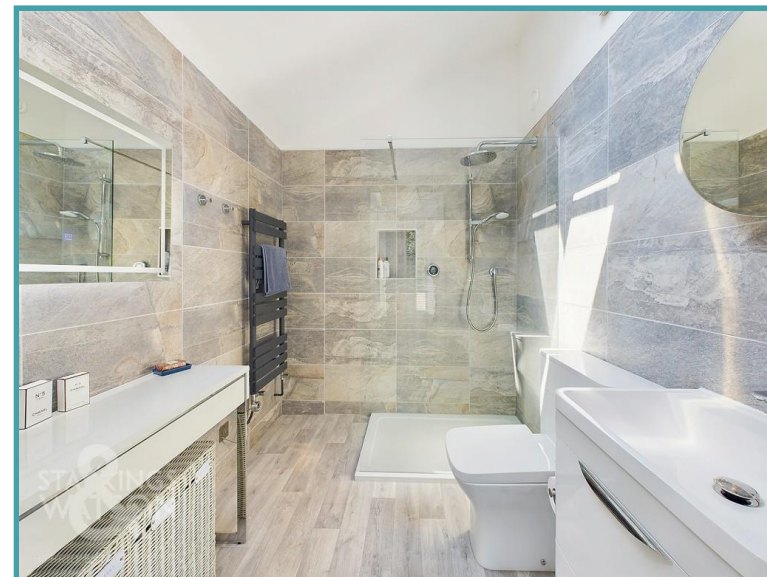
SETTING THE SCENE

Set behind low level timber panelled fencing, an 'in and out' driveway offers a brick weave driveway and hard standing parking spot, bordered by shingle and

mature planting. With a rendered and clad exterior, the contemporary feel is apparent the moment you approach the bungalow. With a sea of greenery opposite, the property is well connected to the centre of the village, but with a rural feel.

THE GRAND TOUR

Stepping inside, wood effect flooring and a recessed door mat can be found under foot. An attractive vertical radiator can be found to one side, with a light and bright décor and loft access hatch. To your right, the formal sitting room can be found, centred on a feature brick built fire place with a tiled hearth and timber beam. The bedroom accommodation leads off the hall, with the third bedroom enjoying a view to the side and the second bedroom to front - both finished with fitted carpet. The main bedroom enjoys a front facing window, and vaulted ceiling with twin velux windows. With a three piece white suite, the fully tiled en suite offers an attractive finish with a digital Aqualisa twin head rainfall shower, complete with a velux window above. The family bathroom offers an immaculate finish with contrasting tiled walls, shower over the bath and a vertical towel rail. The kitchen/dining/living space sits to the rear, with an open plan feel and sliding patio doors onto the garden. The Wren kitchen offers a range of wall and base level units, central island, square edge work surfaces, inset electric ceramic induction hob with extractor fan over, built-in electric oven and microwave combination, integrated fridge freezer and dishwasher, tiled splash backs and breakfast bar. Wood effect flooring and under floor heating runs



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under foot, with twin roof lights above. The utility room completes the property, with further storage, room for laundry appliances and the hot water tank.

THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped to incorporate and match the overall finish of the bungalow, including a sweeping patio across the width of the bungalow, raised lawn and planted borders. With a private non-overlooked aspect, the garden offers a second patio in the far corner, timber built shed and slate bed.

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 4PZ

What3Words : ///lavished.hotspots.paintings

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 area¹
1125.26 ft²
104.54 m²

