

6 Station Gardens, Martham

£300,000 Freehold

GUIDE PRICE: £300,000-£325,000. This exquisite detached bungalow represents an incredible home or prime investment opportunity, previously operating as a successful holiday let. With its impeccable presentation, versatile layout, and desirable features, this property is a testament to refined living and a testament to contemporary design. Don't miss the opportunity to acquire this residence and experience all it has to offer.

Council Tax band: TBD

Tenure: Freehold

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Location

Martham is a picturesque village located in the heart of the Norfolk Broads, a renowned network of rivers and lakes in eastern England. Situated about 9 miles northwest of Great Yarmouth, Martham is surrounded by scenic landscapes, including vast stretches of waterways, reed beds, and countryside. The village boasts a traditional charm, with its thatched cottages, historic church (St. Mary's), and village green, offering a glimpse into rural English life. Martham is also close to the beautiful coastal areas, including Winterton-on-Sea, making it a peaceful yet accessible destination for nature lovers and tourists alike.



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This property boasts a versatile layout, catering to a range of lifestyle needs with the added benefit of featuring everything on a single floor. Offering a seamless blend of convenience and luxury, the interior showcases high-quality fixtures and fittings that exude sophistication and style, all of which are thoughtfully included in the sale of the property.

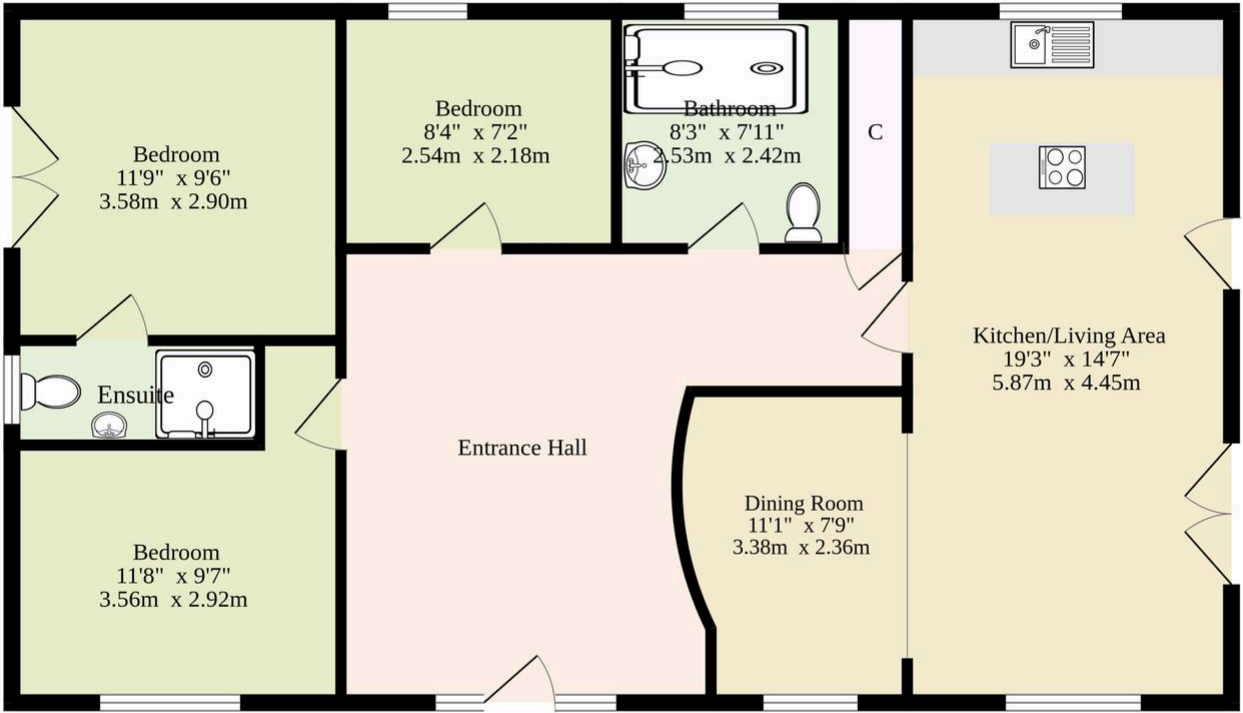
At the heart of the home lies an exceptional open-plan kitchen/dining/living area, ensuring effortless interaction when hosting occasions and everyday living. It provides a warm and welcoming ambience for residents and guests alike. The kitchen is well-equipped with fitted units and appliances to enhance your cooking experience, including an integrated fridge/freezer, washing machine, dishwasher and tumble dryer. Offering ample amount of storage space countertop-top space for meal preparation.

Accommodation comprises three well-appointed bedrooms, with one ensuite offering a touch of indulgence, while a separate bathroom caters to the needs of the household effortlessly. Each room is designed with comfort and functionality in mind, ensuring peaceful retreats for relaxation and rejuvenation.

Towards the rear is a well-maintained garden, offering endless possibilities for outdoor activities and enjoyment. It creates ample space tailored to individual preferences, including gardening, outdoor al-fresco dining and entertainment. Overall, it is fully enclosed so you can enjoy in seclusion.



Ground Floor
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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