

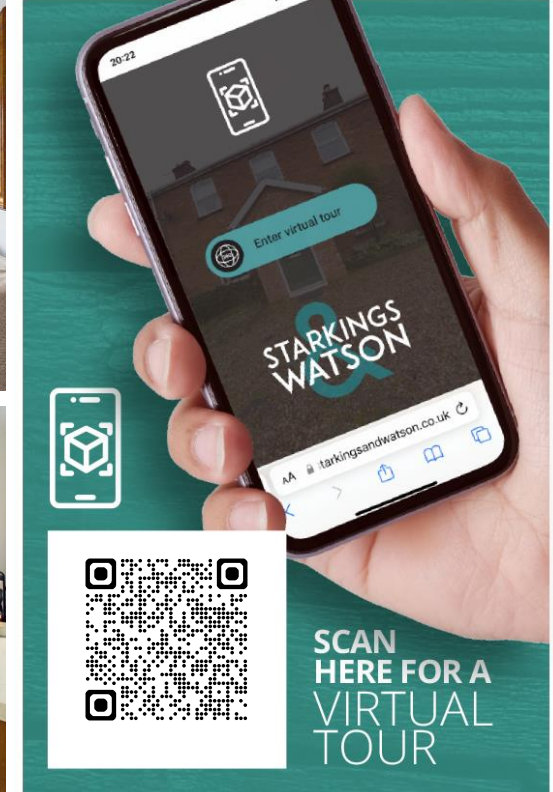
LOW ROAD

Martham, Great Yarmouth NR29 4RE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



STARKINGS  
&  
WATSON

- Detached Bungalow with Potential
- Spacious Kitchen/Dining Room
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom
- Over One Acre of Land (stms)
- Timber Outbuildings
- Ample Off Road Parking

### IN SUMMARY

This delightful, detached BUNGALOW occupies a GENEROUS ONE AND A QUARTER ACRE PLOT (stms) located in the village of Martham, enjoying a SERENE COUNTRYSIDE LOCATION. The FORMER EQUESTRIAN PROPERTY with ROOM FOR STABLES is Close to the Norfolk broads and the Coast. The property features a TWO SPACIOUS RECEPTION ROOMS, a well-appointed KITCHEN/DINING ROOM with a LOG BURNER, THREE BEDROOMS and a family bathroom. The expansive grounds include services for potential development of a log cabin or annex (stp). With ample outdoor space and endless possibilities, this property enjoys PANORAMIC VIEWS of the surrounding fields, blending comfort, privacy and opportunity!

### SETTING THE SCENE

The detached bungalow sits away from the quiet country road, surrounded by vast stretches of neighbouring fields. The driveway of the property is hard standing with shingle, and provides access to the property, the surrounding gardens and outbuildings.

### THE GRAND TOUR

As you step through the uPVC front door, you are greeted by a welcoming hallway, with tiled flooring underfoot. The hallway seamlessly leads you through the heart of the home. Off the hall there are three generously sized double bedrooms. The first two bedrooms feature solid wood flooring, while the third bedroom offers carpeted flooring. Further down the hall, the family bathroom awaits, the space includes a freestanding roll top bath along with a separate shower, WC, vanity sink unit, tiled flooring and splash backs complete with two double glazed windows. Continuing through the home you step into the bright and spacious sitting room featuring solid wood flooring, large patio door that offers views over the surrounding fields. The journey flows naturally into the open-plan kitchen/dining room, which serves as the true heart of the home. The kitchen is equipped with a range of base and wall units topped with granite worktops and an integrated double oven and electric hob, with space for further white goods. Adjacent to the kitchen, the dining area offers a cosy atmosphere, with laminate flooring underfoot and a log burner making this the perfect space for relaxing with the family. To complete the property a rear porch provides a practical space for shoes and coats, whilst this area also leads directly to the front of the property, serving as a convenient secondary entrance.

### THE GREAT OUTDOORS

This stunning 1 acre plot (stms) offers the perfect blend of countryside charm and practicality. At the



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



entrance, you will find ample off road parking laid with shingle, providing space for multiple vehicles. A timber outbuilding sits on the property offering versatile storage or potential for workshop use. There is ample space to add a log cabin or annex, ideal for guest accommodation or additional living space (stp). The area is already equipped with an armoured cable and a separate septic tank offering independent accommodation.

#### 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 4RE

What3Words : /// dices.advancesleew.pulps

#### 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:



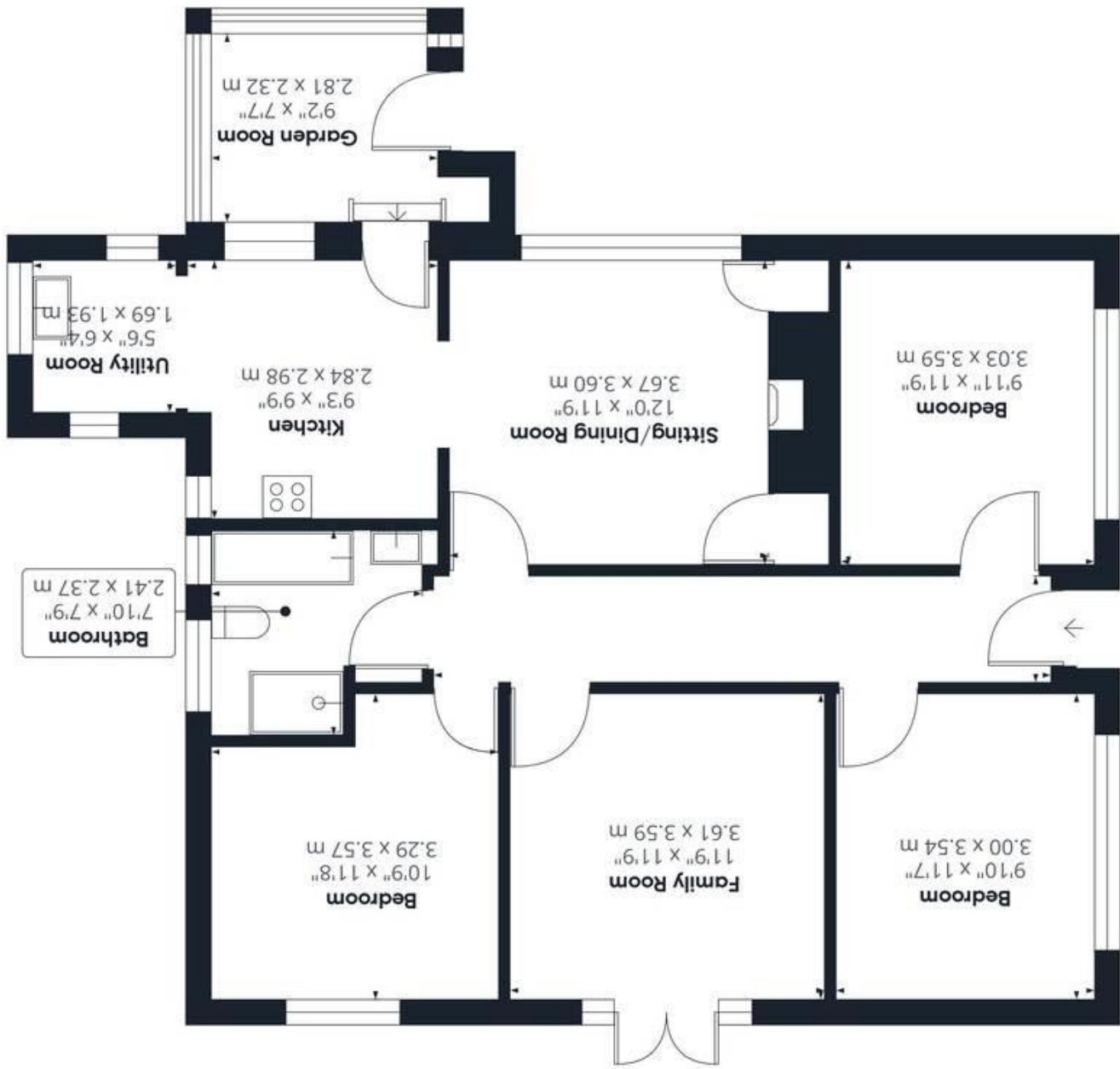
For our full list of available properties, or for a **FREE INSTANT** online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

GIRAFFE 360

standard.  
Calculations are based on RICS IPMS 3C  
plan is for illustrative purposes only.  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor

(1) Excluding balconies and terraces



Approximate total area<sup>1</sup>  
1014.18 ft<sup>2</sup>  
94.22 m<sup>2</sup>