

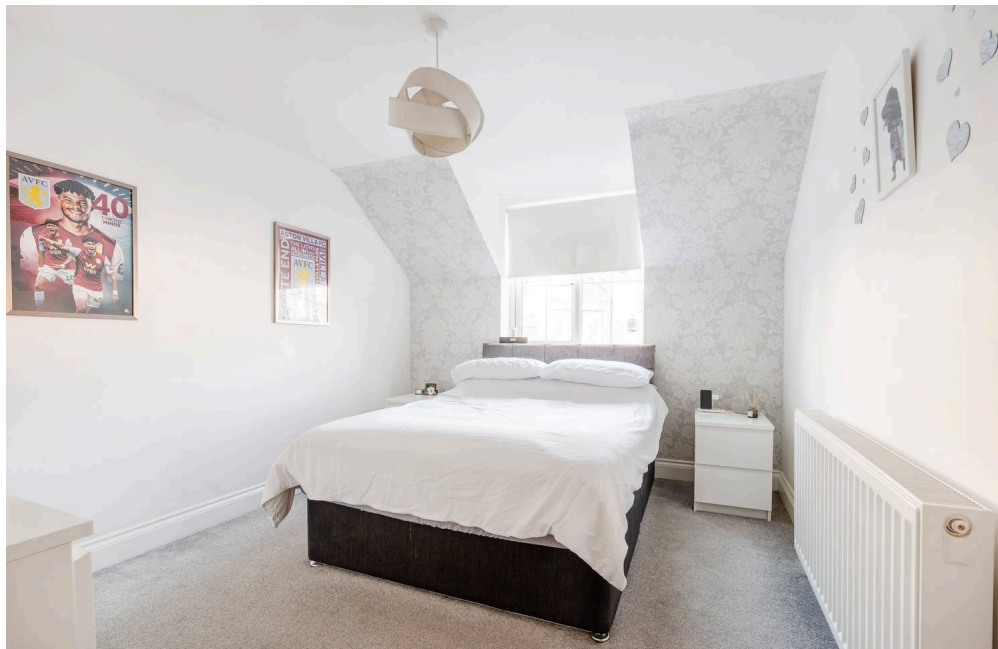
4 Saxon Close Rollesby Road, Martham

OIEO £220,000 Freehold

Introducing a captivating 2-bedroom semi-detached house nestled within a serene and private locale, combining the allure of the countryside with the convenience of modern amenities. This well-maintained property exudes a contemporary charm, offering a tranquil retreat for those seeking a harmonious lifestyle.

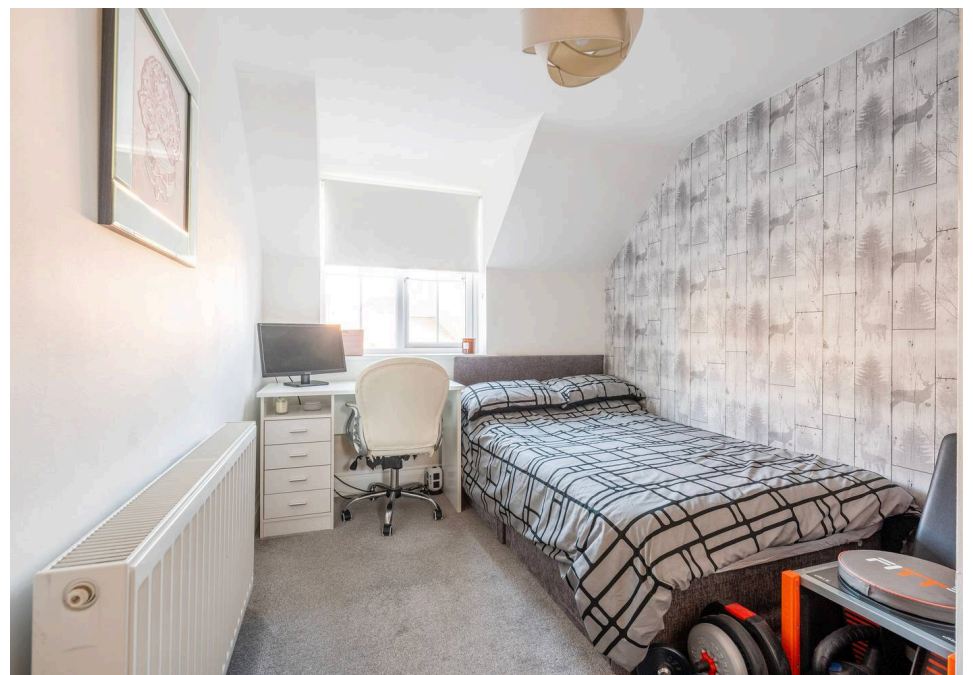
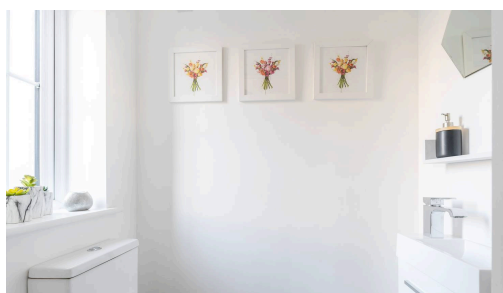
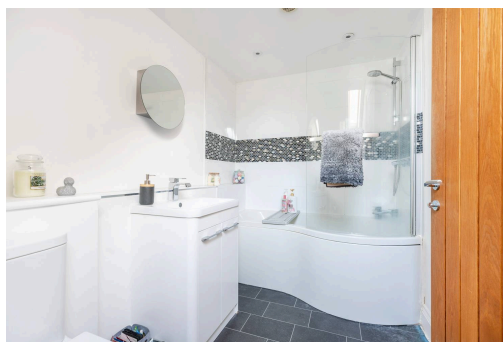
Location

Nestled in the charming village of Martham, Saxon Close enjoys a serene location with the perfect balance of countryside charm and modern conveniences. Positioned near the picturesque Norfolk Broads, this property offers easy access to tranquil waterways, ideal for boating, fishing, and scenic walks. The village itself boasts a variety of local amenities, including shops, pubs, and a primary school, all within walking distance. With the stunning coastline just a short drive away, including Winterton-on-Sea and Horsey Beach, where seals can often be spotted, this location provides a lifestyle rich in natural beauty and leisure opportunities. Convenient road links also ensure easy travel to the historic city of Norwich, making it ideal for those seeking both peace and connectivity.



Saxon Close

Upon entering the home into a welcoming hallway, one is greeted by a thoughtful layout that seamlessly connects the various living spaces. To the right, the lounge beckons, boasting a front-facing window that bathes the room in natural light. Double doors then lead into the open-plan kitchen/dining room, a focal point of the home that is both functional and inviting.



The kitchen is adorned with a range of wall and base units, ample worktop space, tiled splash backs, and modern appliances.

Moving upstairs, the first floor unveils two generously proportioned double bedrooms, including a master bedroom and a second bedroom. The landing features fitted wardrobes, providing ample storage space for personal belongings. Completing the upper level, the family bathroom features a Velux window, a P-shaped bath with a shower above, a low-level WC, and a hand wash basin.

Adding to the appeal of this residence is the ground floor WC, ensuring added convenience for occupants and guests alike. Outside, the enclosed rear garden presents a low-maintenance haven, with artificial grass and a patio area ideal for alfresco dining and relaxation. Complementing this, off-road parking is effortlessly accommodated by a well-sized driveway, further enhancing the practicality of this delightful property.

Agents Notes

We understand this property will be sold freehold, connected to mains water and electricity.

Council Tax band: B

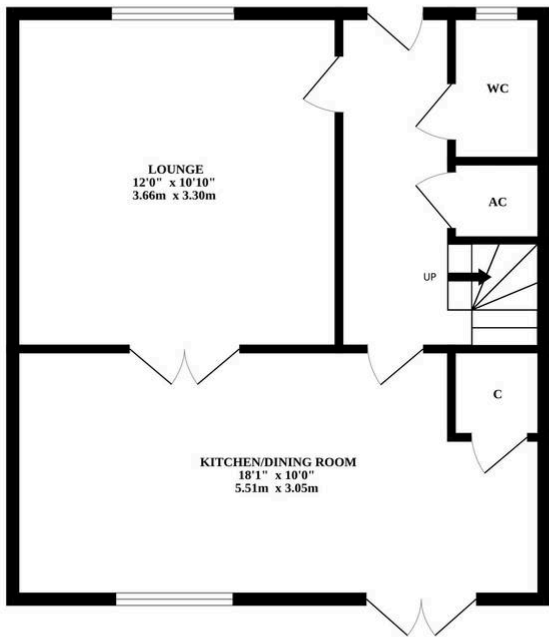
Tenure: Freehold

EPC Energy Efficiency Rating: C

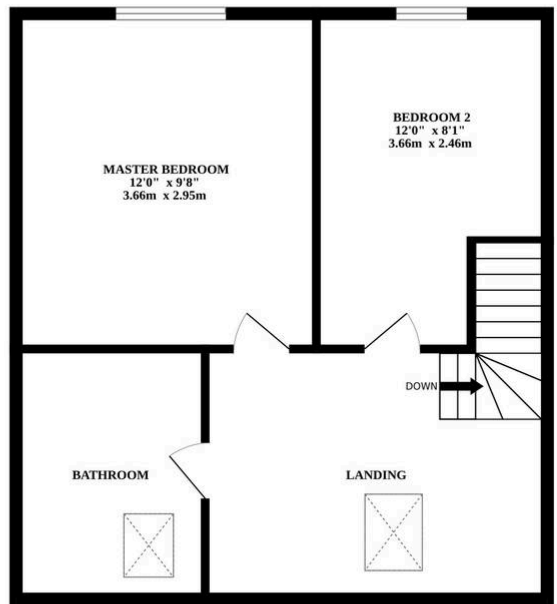
EPC Environmental Impact Rating: C



GROUND FLOOR



1ST FLOOR



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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