



2 Hamilton Walk, Martham

£180,000 Freehold

In a tranquil cul-de-sac location within easy reach of the bustling city of Norwich, this three-bedroom semi-detached chalet presents a prime opportunity for those seeking a harmonious blend of comfort and convenience. With no chain attached, this property offers a blank canvas, awaiting your personal touch to transform it into the home of your dreams.

Location

Nestled in the heart of the charming village of Martham, Hamilton Walk offers a peaceful setting within the beautiful Norfolk Broads National Park. This delightful location is renowned for its scenic waterways, abundant wildlife, and a strong sense of community. Martham itself boasts a variety of amenities, including local shops, cosy pubs, and a primary school, all within walking distance. The nearby coastline is just a short drive away, with stunning sandy beaches like Winterton-on-Sea perfect for family outings or tranquil strolls. For those seeking connectivity, the vibrant city of Norwich is easily accessible, offering a wider range of shopping, dining, and cultural attractions. This idyllic location provides the perfect blend of countryside charm and modern convenience, making it a sought-after spot for both families and professionals alike.



Hamilton Walk

Upon entrance into the property, you are greeted by an entrance hall that leads into the generously proportioned lounge, spanning an impressive 16 feet and providing ample space for all your furniture and entertainment needs. To the left of the hallway, the open-plan kitchen/diner beckons, offering a modern and functional space for culinary endeavours.



The well-equipped kitchen boasts a range of wall and base units, electric cooker, stainless steel sink, and additional storage cupboards for added convenience.

Upstairs, the property comprises three cosy bedrooms, ideal for peaceful retreats, as well as a family bathroom featuring tasteful tiling, WC, hand wash basin, and bath with shower over.

The front garden is thoughtfully designed, featuring a laid-to-lawn ambience complemented by a pathway leading to the entrance door, enhancing the overall kerb appeal of the property. Off-road parking is facilitated with a driveway, ensuring hassle-free parking solutions for residents and guests alike.

The rear garden mirrors the serenity of the front garden, with a laid-to-lawn landscape enclosed by fencing, along with a paved patio area for outdoor relaxation and al fresco dining experiences.

The property's enviable proximity to local amenities and ease of access to the vibrant city of Norwich further enhance its appeal, promising a lifestyle of comfort and convenience. Embrace the opportunity to refurbish and personalise this property to suit your taste, and embark on a journey to curate your ideal living space within this charming semi-detached chalet.

Agents Notes

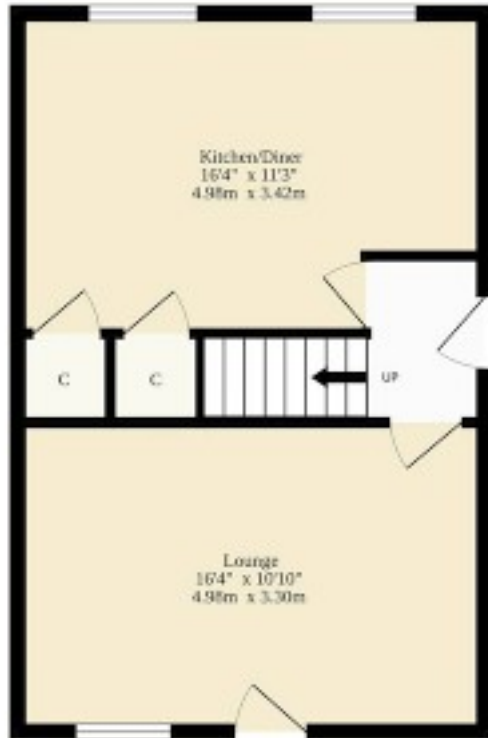
We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: TBD

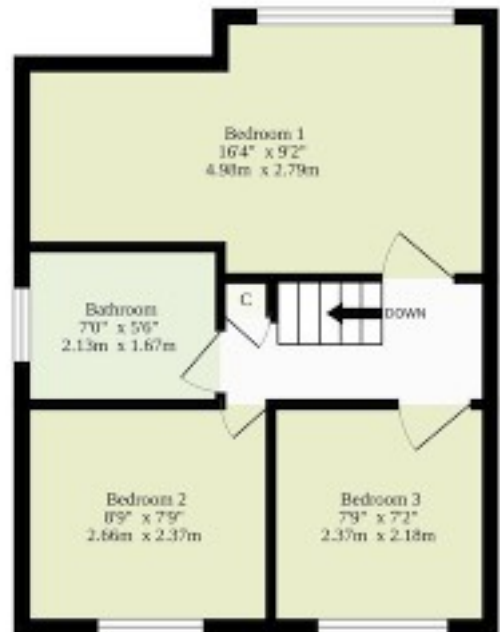
Tenure: Freehold



Ground Floor
411 sq.ft. (38.2 sq.m.) approx.



1st Floor
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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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