17 Blenheim Avenue, Martham

£280,000 Freehold

Guide Price: £280,000-£290,000. Recently extended and fully renovated, this chain-free semi-detached home in the coastal village of Martham offers a perfect blend of modern comfort and family-friendly living. Spanning three floors and approximately 1,459sqft, the property features five bedrooms, including a principal with a private en-suite, a contemporary kitchen with ample storage, and a spacious sitting/dining area that opens into a bright conservatory—ideal for relaxing or entertaining. Enhanced with a new roof (2021), solar panels, an EV charging point, and brand-new UPVC double-glazed windows and doors, the home is energy-efficient and ready for the future. Outside, a maintained private garden with a laid-to-lawn area and decked terrace provides the perfect outdoor space, while a driveway and garage offer practical parking and storage.

Council Tax band: B

Tenure: Freehold

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Location

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Location

Blenheim Avenue is a peaceful residential street located in the charming coastal village of Martham, Norfolk. The avenue is conveniently close to the village centre, where residents can access a range of local shops, including a small supermarket, bakery, and a selection of cafés and pubs. Families benefit from nearby educational facilities such as Martham Primary & Nursery School for younger children and secondary schools in the surrounding area.

Healthcare needs are well-served by the local medical centre and dental practices, ensuring accessible primary care. For transport, the village is connected via local bus services to nearby towns such as Great Yarmouth and Acle, while the A47 provides easy road access for drivers. The surrounding area offers scenic walks, parks, and the nearby Norfolk Broads, providing ample opportunities for outdoor recreation. Overall, Blenheim Avenue combines a quiet, community-focused setting with convenient access to essential amenities and transport links.

Blenheim Avenue

Chain-free and thoughtfully designed across three spacious floors, this residence spans approximately 1,459sqft and delivers versatile accommodation for growing families or those who love to entertain.
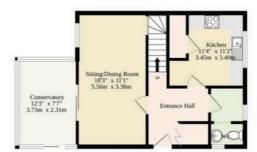
Step inside to a welcoming entrance hall, leading to a convenient WC and setting the tone for the light, airy interiors that follow. The newly fitted kitchen is the true heart of the home, combining contemporary cabinetry with a freestanding oven, a designated space for a dishwasher, and a large storage cupboard, making meal preparation and everyday living effortless. The sitting and dining area opens via sliding doors into a sun-drenched conservatory that extends the reception space and allows you to enjoy the outdoors within the comfort of your home.
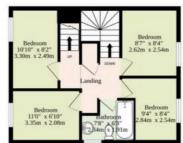
Ground Floor
685 sq.ft. (63.6 sq.m.) approx.

1st Floor
426 sq.ft. (39.6 sq.m.) approx.

2nd Floor
348 sq.ft. (32.3 sq.m.) approx.

Garage
16'3" x 8'2"
4.95m x 2.49m

Conservatory
12'3" x 7'7"
3.73m x 2.31m

Sitting/Dining Room
18'3" x 11'1"
5.56m x 3.38m

Kitchen
11'4" x 11'2"
3.45m x 3.40m

UP

Entrance Hall

WC

Bedroom
10'10" x 8'2"
3.30m x 2.49m

Bedroom
8'7" x 8'4"
2.62m x 2.54m

UP

DOWN

Landing

Bedroom
11'0" x 6'10"
3.35m x 2.08m

Bathroom
7'8" x 6'3"
2.34m x 1.91m

Bedroom
9'4" x 8'4"
2.84m x 2.54m

Bedroom
17'8" x 17'0"
5.38m x 5.18m

DOWN

Ensuite
6'3" x 6'0"
1.91m x 1.83m

Sqft Includes The Garage

TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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