



48 Black Street
Martham | Norfolk | NR29 4PN

 FINE & COUNTRY

EASY LIVING



“A stone’s throw from the village green, this home enjoys the perfect position. Walking distance from all the amenities of a lively Broadland village, there’s an active community here, ready to welcome you. This is a beautiful home where all the hard work has been done for you, so you can move straight in and enjoy it all right from the start.”



KEY FEATURES

- A Stunning Single Storey Property, Close to the Coast in the Pretty Village of Martham
- Four Bedrooms and Two Contemporary Bath/Shower Rooms
- Open Plan Kitchen, Sitting and Dining Room with Two Sets of Patio Doors to the Garden
- Separate Utility Room
- Enclosed Rear Garden with Patio Area, Lawn and Greenhouse
- Integral Single Garage with Blockwork Drive providing Parking
- The Accommodation extends to 1,316sq.ft
- Energy Rating: C

This once tired 1960s bungalow has been practically rebuilt by the current owners, creating a place anyone would be proud to call home. Full of light and offering plenty of space, it's a delightful home in a charming village. You're just a few minutes' drive from the Broads in one direction and the beach in the other – so it's also the perfect place from which to make the most of all this wonderful area has to offer.

A Sense Of Quality

Here you have all the advantages of a new property coupled with the excellent proportions of a spacious single-storey home in an established setting, with plenty of parking and a good size private garden. This will be an easy move, with everything brand new and finished to an impeccable standard, so there's no work for you to do. The owners have extended the home to the side and the front to offer plenty of space and a practical layout that works well for today's lifestyles. The property is well insulated with quality glazing and lovely flooring and the benefit of satellite tv/radio and data modules in all rooms. There's underfloor heating, a stylish kitchen and contemporary bathrooms with bluetooth led mirrors in each. It's been beautifully finished throughout with great attention to detail – the owners have clearly gone over and above here.

Working Well

First impressions count and this impresses from the start, with a blockwork driveway and handsome frontage. Neighbours in the village have told the owners how much they like the work done here and how attractive they find the property – and as you explore inside, you'll find it's all been very tastefully finished.





KEY FEATURES

The four bedrooms sit to the front and centre of the home, and the principal bedroom has an en-suite, while the other three bedrooms share a bathroom that benefits from both bath and shower. The living accommodation runs along the rear of the home, so it's tucked away and private, with a beautiful open plan reception room. Two sets of doors open to the garden beyond, so you can open up the back in summer and flow between the house and garden. The sitting room is part open to an attractive kitchen, so it's altogether a lovely sociable space. You can imagine yourself entertaining friends in here as easily as you can imagine it working for a family. There's a utility room cleverly placed between the kitchen and the garage, so it's as practical as it is good looking.

A Lovely Location

The rear garden is a blank canvas, with a stone patio for al fresco dining and summer barbecues, the rest of the garden laid to lawn. If you're a keen gardener, you can get stuck in here and add beds and planting. There's even a greenhouse for you. If you're not green fingered, it's easy to maintain just as it is. Either way, there's space for your children or grandchildren to play within the secure garden and it's easy to keep an eye on them from the patio or from the sitting room. While you feel nicely secluded here, you're actually in the heart of the village, close to both of the village greens. There are schools in the village for all ages, shops meeting your everyday needs, a GP surgery, takeaways, pubs, a village hall and more. If you're new to the area, you can easily meet people and you'll soon feel right at home here – it's a friendly place. Walk along to the river and enjoy tea and cake looking out over the water, or hire a boat and explore the River Thurne. Jump in the car and it's only a few minutes' drive to Winterton-on-sea, known for the largest grey seal colony in England and for its beautiful golden sands. It's all here and waiting for you!

















INFORMATION



On The Doorstep

Martham is an historical and traditional village bordering on the Norfolk Broads National Park. It has a thriving community located North of Great Yarmouth, the coastline is 3 miles distant offering both tranquil and beautiful scenery. Martham offers a range of shops, services and local facilities. There are also three schools and a public library. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

How Far Is It To?

The cathedral city of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further 30 minutes south.

Directions

Leave Norwich heading east on the A47 southern bypass, upon reaching the Acle straight roundabout take the A1064 exit and upon reaching Billockby take the left hand turning onto the B1152 into the village of Clippesby. Continue through the village of Clippesby before taking a right hand turn onto Mill Lane/B1152 signposted Martham. Proceed into the village of Martham on Repps Road, then turn left onto Black Street whereby the property will be signposted with a Fine & Country For Sale Board.

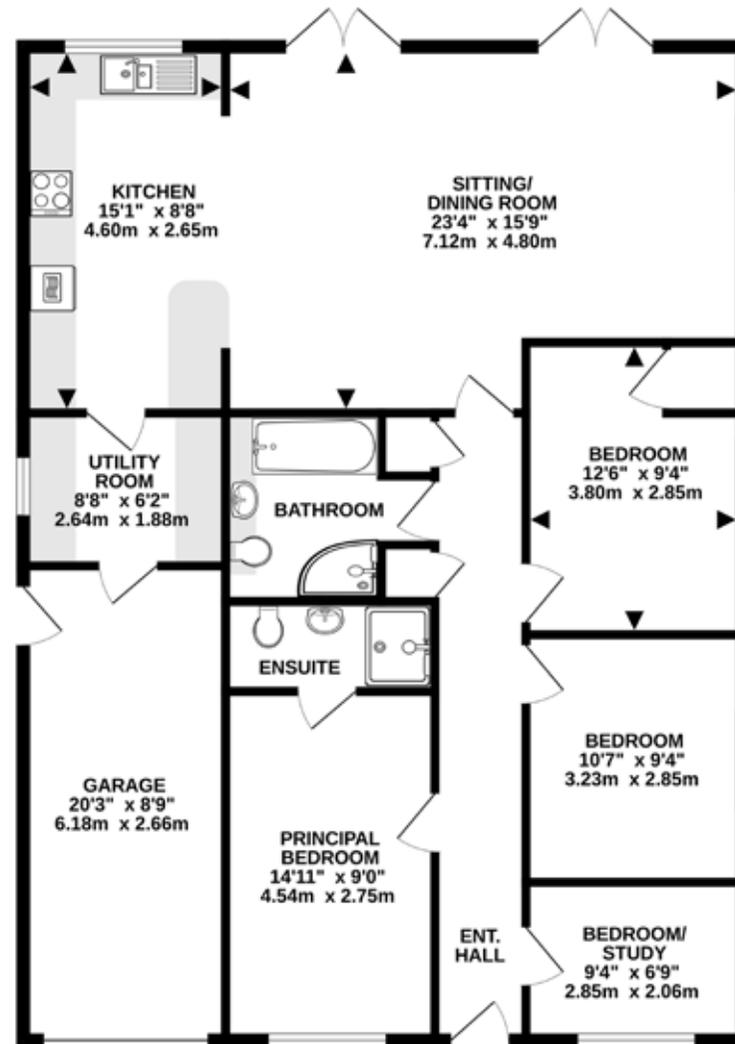
Services, District Council and Tenure

Air Source Heat Pump, Underfloor Heating, Mains Water, Mains Drainage
Fibre to Cabinet Broadband Available
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Great Yarmouth Borough Council - Council Tax Band TBA
Freehold

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GROUND FLOOR
1316 sq.ft. (122.2 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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