

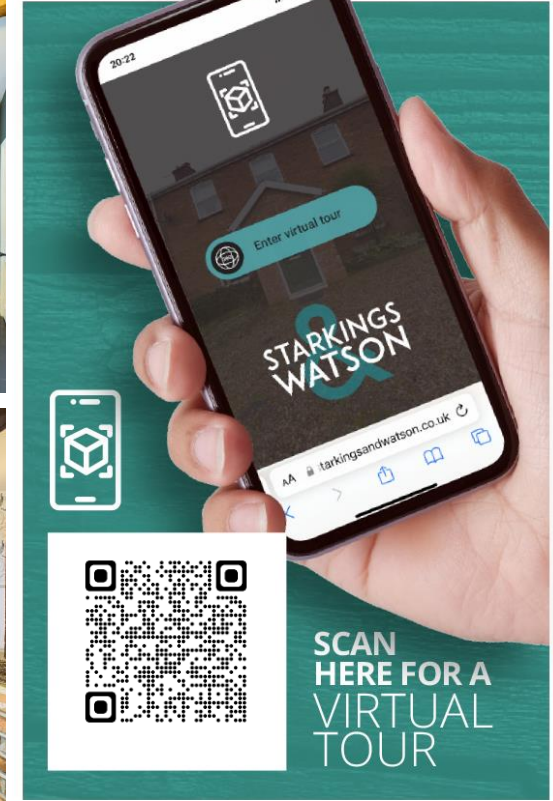
BLACK STREET

# Martham, Great Yarmouth NR29 4PR

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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- Well Maintained Character Cottage
- New Rear Windows installed 2020
- Character Features Throughout
- Two Reception Rooms
- Inglenook Fire Place with Wood Burner
- Kitchen & Utility Room
- Landscaped Enclosed Gardens
- Off Road Parking

This WELL MAINTAINED semi-detached COTTAGE occupies a GENEROUS CORNER PLOT with well stocked gardens to front, and MATURE LANDSCAPED and LAWNED GARDENS to rear, with a STUDIO and OFF ROAD PARKING. Dating back to Circa 1733, and boasting CHARACTER features throughout including EXPOSED TIMBER BEAMS and a feature BRICK BUILT INGLENOOK FIRE PLACE, the interior is ENHANCED with its CLASSICAL DRESSING boasting a well DECORATED and MAINTAINED INTERIOR. The accommodation offers a hall entrance, with doors to the SITING ROOM, dining room, KITCHEN with space for a RANGE STYLE COOKER, open plan utility room, cloakroom and useful REAR PORCH with FURTHER STORAGE. The first floor offers THREE DOUBLE BEDROOMS, including the MAIN BEDROOM with WALK-IN wardrobes and PERIOD STYLE EN SUITE. A luxury FAMILY BATHROOM with ROLLED TOP BATH completes the upstairs. The rear garden is enclosed, and offers VARIOUS STORAGE including the useful STUDIO/HOME OFFICE.

#### LOCATION

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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR29 4PR), but to help you...On arriving in the village of Martham on the Rollesby Road turn right at the 'T' junction with Repps Road and proceed towards the village centre, continue through the village, turning left onto Black Street. The property can be found on your left hand side, indicated by our For Sale board.

The property is approached via a brick walled boundary with gated access leading to the front enclosed garden and hard standing pathway leading to the main property.

Entrance door to:

#### ENTRANCE HALL

Tiled flooring, cast iron style radiator, exposed timber beam, telephone point, stairs to first floor landing, smooth ceiling, doors to:

#### SITTING ROOM

13' 11" x 12' 9" (4.24m x 3.89m) Stunning central brick built inglenook fireplace with inset cast iron wood burner with timber mantelpiece and pamment tiled hearth, double glazed sash window to front with shutters, radiator, wall lighting, television point, storage recess with shelving, smooth ceiling with exposed timber beams.

#### DINING ROOM

14' 5" x 12' 9" (4.39m x 3.89m) Central cast iron open fireplace set within timber surround, wood flooring, double glazed sash window to front with shutters, radiator, wall lighting, thermostat heating control, vertical timber beams providing an open aspect to the kitchen and stunning centrepiece, television point, smooth ceiling, opening to:

#### KITCHEN/BREAKFAST ROOM

17' 5" x 6' 3" (5.31m x 1.91m) Modern fitted range of wall and base level units with solid wood work surfaces, and inset one and a half bowl ceramic sink and drainer unit with mixer tap, space for range style electric cooker with glass splash back and extractor fan, integrated dishwasher, space for fridge freezer, exposed timber beams, uPVC double glazed window to rear, cast iron style radiator, tiled flooring, built-in storage shelving, smooth ceiling with recessed spotlighting and exposed timber beams, door to entrance hall, opening to utility room and to:

#### PORCH/BOOT ROOM

6' 8" x 6' 5" (2.03m x 1.96m) Solid wood work surface with space for fridge and washing machine, tiled flooring, uPVC double glazed window to side, uPVC obscure double glazed door to rear garden, floor standing oil fired central heating boiler, smooth vaulted ceiling with exposed timber beams and recessed spotlighting.

#### UTILITY ROOM

7' 4" x 6' 3" (2.24m x 1.91m) Fitted range of base level units with solid wood work surfaces, and inset ceramic sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, tiled flooring, uPVC double glazed window to rear, smooth ceiling with recessed spotlighting, door to:

#### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash



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



**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:



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backs, continued tiled flooring, heated towel radiator, uPVC obscure double glazed window to rear, built-in storage cupboard, smooth ceiling with extractor fan.

#### STAIRS TO FIRST FLOOR SPLIT LEVEL LANDING

Duck for the low beam! Fitted carpet, built-in airing cupboard housing hot water tank and storage shelving, smooth coved ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

14' 6" x 10' 2" (4.42m x 3.1m) Fitted carpet, radiator, double glazed sash window to front, television point x2, smooth ceiling, door to:

#### WALK-IN WARDROBE

5' 4" x 4' 6" (1.63m x 1.37m) Fitted carpet, built-in storage shelving, radiator, electric fuse box.

#### WALK-IN WARDROBE

4' 7" x 4' 2" Max. (1.4m x 1.27m) Fitted carpet, built-in storage shelving, radiator, loft access hatch.

#### EN SUITE

Period style three piece suite comprising high level W.C, pedestal hand wash basin, shower cubicle with electric shower and 'Aqua board' splash backs, tiled splash backs, vinyl flooring, radiator, obscure double glazed sash window to front with shutters, shaver light, extractor fan, smooth ceiling.

#### DOUBLE BEDROOM

14' 3" x 11' 7" (4.34m x 3.53m) Fitted carpet, radiator, double glazed sash window to front, television and telephone point, smooth ceiling with exposed timber beam.

#### FAMILY BATHROOM

Luxury three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under, freestanding rolled top slipper bath with mixer shower tap, tiled splash backs, wood effect flooring, shaver point, radiator, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting and extractor fan.

#### DOUBLE BEDROOM

14' x 6' 8" Some Restricted Height. (4.27m x 2.03m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth ceiling with recessed spotlighting.

#### OUTSIDE REAR

Leading from the kitchen, a fully enclosed landscaped rear garden with hard standing patio and main central lawn can be found. The gardens offer a variety of raised flower and shrub borders with timber access gate leading to the front garden and rear driveway. Storage is provided within the timber built studio and storage shed, whilst the garden benefits from an outside water supply and access to the oil tank. The fully enclosed garden is the perfect space for entertaining and alfresco dining whilst enjoying the rear aspect of the property which is equally stunning as the front.

#### PARKING

Allocated parking is provided for several vehicles adjacent to the rear boundary.



Ground Floor  
Approximate Floor Area  
718 sq. ft.



Approx. Gross Internal Floor Area 1409 sq. ft.

First Floor  
Approximate Floor Area  
691 sq. ft.

