



14 Marlborough Green Crescent, Martham

In Excess of £220,000

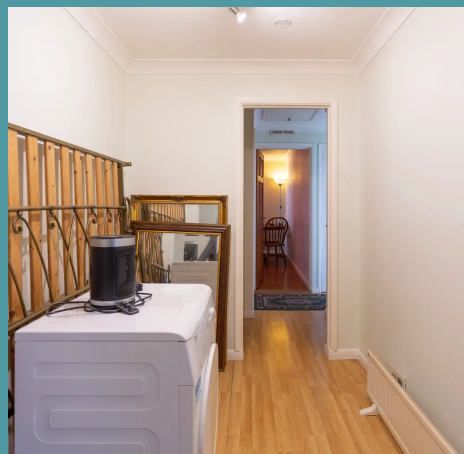
14 Marlborough Green Crescent

Martham, Great Yarmouth

Step into this delightful property through a bright and airy entrance hall that effortlessly connects to all rooms. The spacious kitchen enjoys ample natural light, complementing its functional layout and providing a pleasant view to the rear. With three adequately sized bedrooms offering versatility for personalisation, alongside a low-maintenance garden and convenient garage and parking facilities, this home offers comfortable living with practicality in mind.

THE LOCATION

Martham is set within the Broads National Park 9.3 miles North West of Great Yarmouth and 19 miles from Norwich. The village is picturesque with the attractive village pond and a range of local amenities including shops, schools, doctor's, public house and library. Regular bus services and good access to the A47. The sought-after coastal village of Winterton known for its stunning beach (where you may spot some seals in the spring) is only 3 miles away. If you are a boating, walking or coastal enthusiast then this is for you.





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THE PROPERTY

As you step inside, you are greeted by a bright and airy entrance hall that effortlessly guides you through to all the rooms within this delightful property. The spacious kitchen boasts ample natural light, illuminating the bright cupboards and providing a pleasant view to the rear. With generous space for appliances, this kitchen is a functional and practical area. A seamless transition leads you to the combined living room and dining area, featuring hard flooring that is low-maintenance. This versatile space is perfect for hosting gatherings with cosy sofa arrangements and a large window that floods the room with natural light.

Offering three adequately sized bedrooms, each room presents a blank canvas for personalisation and versatility to cater to your individual needs. Whether utilised as sleeping quarters, a home office, or a hobby room, these bedrooms offer endless possibilities to suit your lifestyle. Completing the interior layout is the three-piece suite bathroom, designed to fulfil your daily needs with convenience and practicality in mind.



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Externally, this property features a low-maintenance garden, ideal for those seeking an outdoor space without the hassle of extensive upkeep. Additionally, the presence of a garage and parking facilities ensures convenience for residents with vehicles, offering secure storage and easy access.

AGENTS NOTE

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

Warm Air Heating/No Radiators

Council Tax Band - B



GROUND FLOOR

