



5 Holly Close, Martham

£400,000 Freehold

Minors and Brady are pleased to present this stunning three-bedroom detached bungalow in the idyllic village of Martham benefiting from underfloor heating throughout via an air source heat pump system supported by 14X330 watt solar panels. Situated at the end of a quiet cul-de-sac in a sought-after location, this property was built in 2016 and boasts modern features and high-quality finishes throughout.

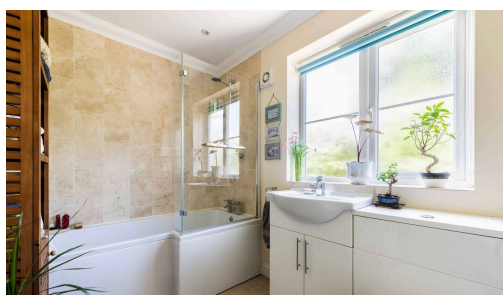
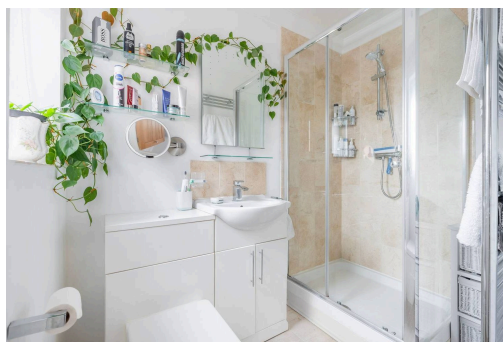
Location

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 an attractive village pond and a range of local amenities including shops, schools, doctors, public house and library. Regular bus services and good access to the A47. The sought-after costal 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.



Holly Close

Upon entering, you are welcomed into a bright and spacious entrance hall featuring tiled flooring and two built-in storage cupboards. The heart of the home is the open-plan lounge/dining room, perfect for relaxation and entertaining guests. This generous space features carpeted flooring, dual aspect double glazed windows, and double doors leading out to the rear garden.



The newly installed kitchen includes white and cream cabinets, worktops, and a variety of modern appliances. Adjacent to the kitchen is a convenient utility room providing additional storage space and laundry facilities.

The property offers three spacious bedrooms, each well-appointed with comfortable carpeting and ample natural light. The main bedroom features a personal ensuite with modern fixtures and fittings, while the two additional bedrooms share a well-appointed family bathroom.

For energy efficiency, the property benefits from an air source heat pump and solar panels. Additionally, the west facing rear garden is a delightful space, segmented into three perfectly landscaped areas, including a paved patio, decking area, and a shed with power and lighting.

Outside, there is ample off-road parking available with a garage and driveway, ensuring convenience and security for vehicles. Mature plants and bushes line the driveway, creating a welcoming approach to the property.

Agents Notes

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

Council Tax band: D

Tenure: Freehold

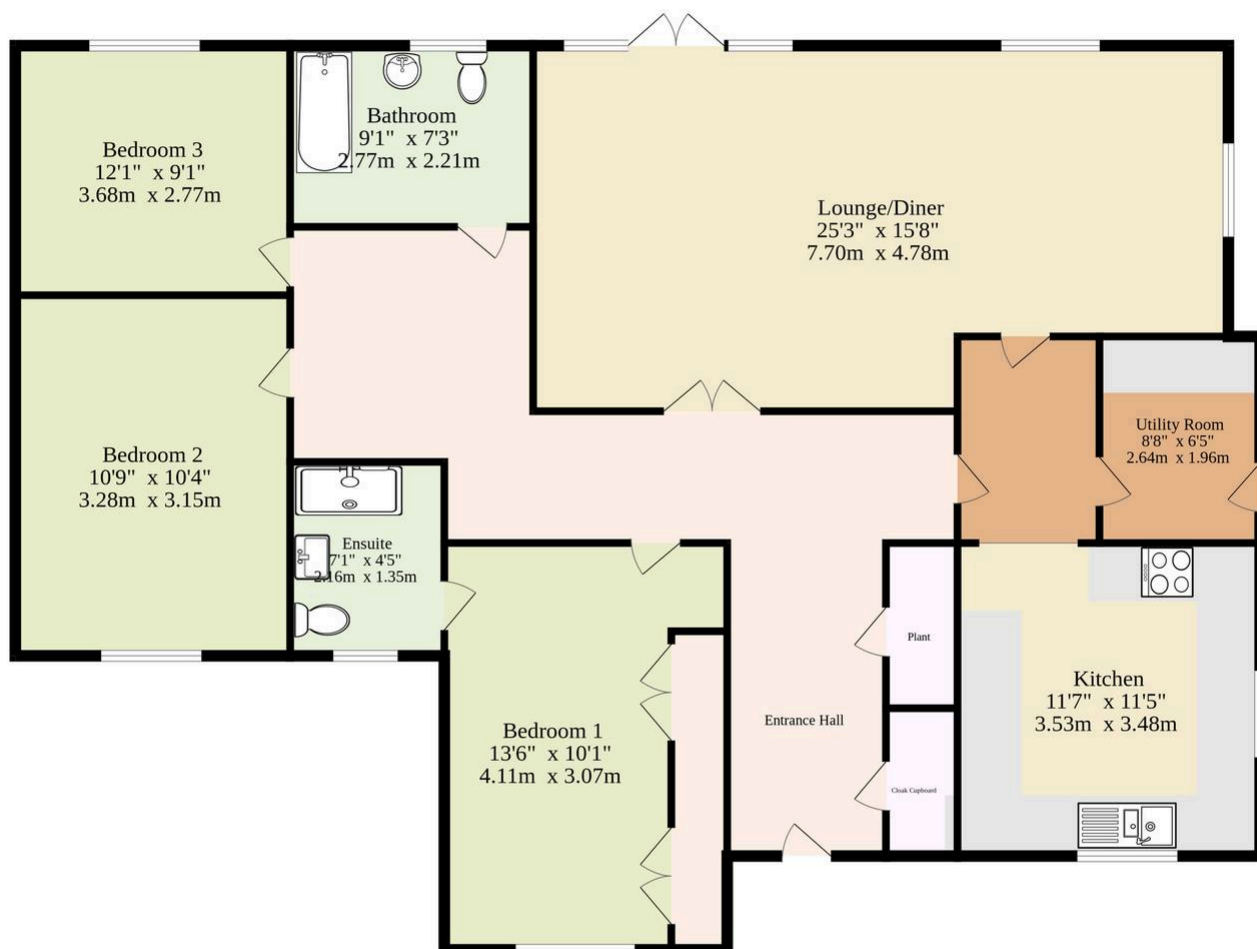
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Minors & Brady

Ground Floor
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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.
Made with Metropix ©2025