



15 Bradfield Drive, Martham

£375,000 Freehold

Tucked away in a peaceful residential area, this well-presented 4-bedroom detached family home offers modern features and fixtures throughout, making it a desirable property for families seeking a comfortable and contemporary living space. Boasting a recently installed new kitchen/breakfast room, this property is sure to impress with its stylish and functional design.

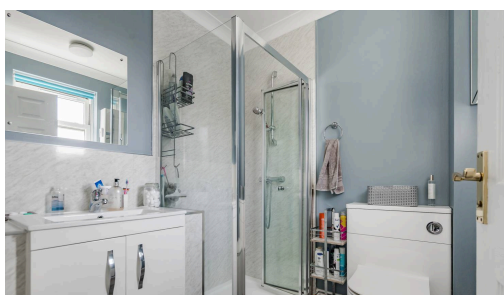
Location

Nestled in the charming village of Martham, Bradfield Drive offers a peaceful setting with easy access to local amenities and the stunning Norfolk Broads. This sought-after location provides a perfect balance of countryside living and convenience, with nearby shops, schools, and leisure facilities. Nature enthusiasts will appreciate the proximity to Martham Broad National Nature Reserve, offering scenic walks and an abundance of wildlife. The golden sands of Winterton-on-Sea and Hemsby Beach are just a short drive away, making coastal escapes effortless. With excellent transport links to Great Yarmouth and Norwich, this home is ideally positioned for those seeking both tranquillity and connectivity.



Bradfield Drive

Upon entering through the entrance hall, you are greeted by a spacious lounge/diner to your left with a feature fireplace with surround and inset log effect electric fire, perfect for relaxation and entertainment. The light-filled dining room on your right provides additional space and convenience for hosting gatherings or enjoying family meals.



The new modern kitchen/breakfast room is a focal point of the ground floor, equipped with granite effect surfaces, and integrated appliances, creating a sleek and practical culinary workspace.

The first floor landing leads to four double bedrooms, offering versatility to suit various lifestyle needs. The master bedroom features a newly fitted en-suite shower room, providing a private retreat for relaxation. Bedrooms two, three, and four all offer ample storage and comfort, with bedroom three and four enjoying views of the surrounding fields. The first floor is completed with a new family bathroom, combining style and functionality for every-day convenience.

The rear garden, of generous size, is an outdoor sanctuary, backing onto fields and offering a great degree of privacy. The landscaped garden boasts a patio, lawn area, and shingle flower beds, making it an ideal space for outdoor activities and recreation. Additionally, the property includes off-road parking with a driveway and garage, providing practicality and security for vehicles.

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: B

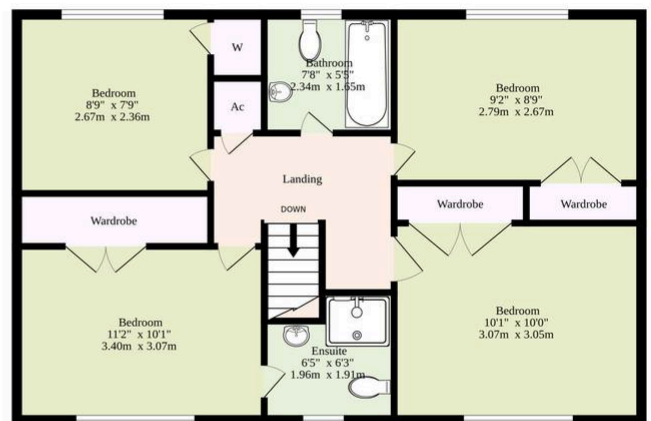
EPC Environmental Impact Rating: C



Ground Floor
622 sq.ft. (57.8 sq.m.) approx.



1st Floor
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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