



31 Oak Tree Close, Martham
£280,000

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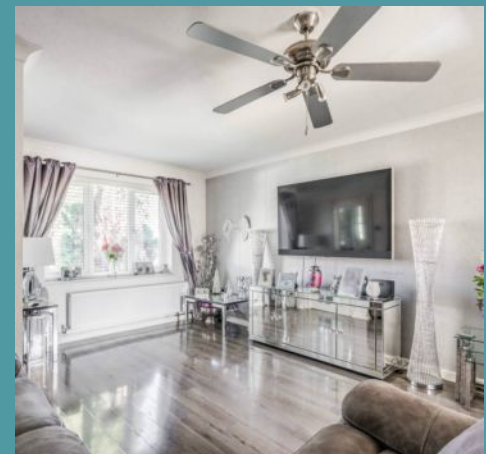
Martham, Great Yarmouth

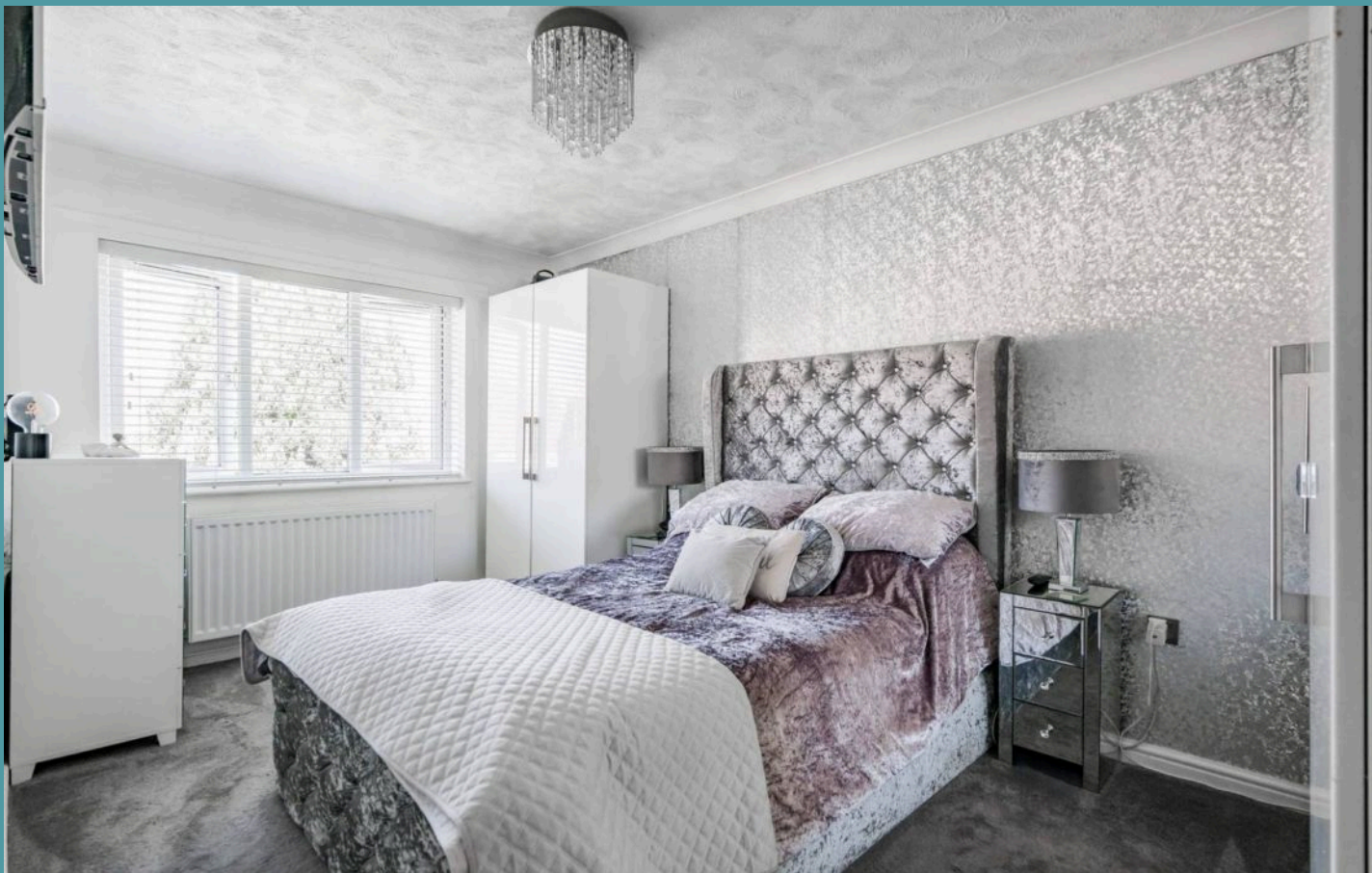
Desirable village living meets modern family convenience in this well-presented three-bedroom home on Oak Tree Close, Martham. Set across two floors, the property offers a bright sitting room, a stylish kitchen with dining space, and a handy ground-floor WC. Upstairs features three versatile bedrooms and a contemporary shower room with sleek monochrome finishes. Outside, the garden is built for year-round enjoyment with a lawn, patio, hot tub pergola, and an impressive heated bar area. With private parking and a welcoming frontage, this home delivers both lifestyle and comfort in a sought-after location.

The Location

Oak Tree Close is located in the popular village of Martham, offering a peaceful and community-oriented environment. The village is well-served with local amenities, including shops, schools, and recreational facilities, making it an ideal location for families.

Martham is surrounded by beautiful countryside and is just a short drive from the Norfolk coast, providing a great balance of rural charm and coastal access. With easy links to nearby towns like Great Yarmouth, Norwich, and Lowestoft, this location offers both convenience and a relaxed lifestyle.





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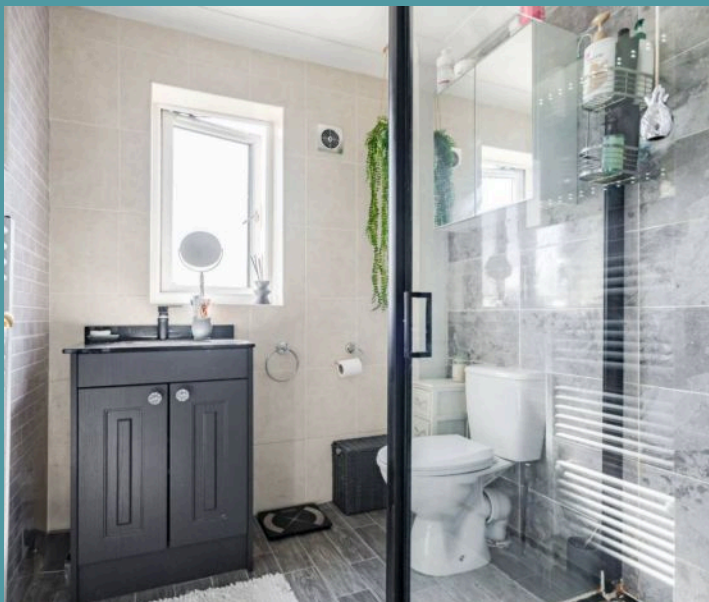
Martham, Great Yarmouth

Oak Tree Close

Tucked away in the ever-popular village of Martham, this smart three-bedroom family home offers a great layout across two floors, perfect for everyday living and entertaining alike.

Stepping inside, the entrance hall welcomes you with handy access to a ground-floor WC — a practical addition for visitors or busy mornings, avoiding the need to head upstairs. To the front of the home, the sitting room is well-proportioned and naturally bright, thanks to a generous window that draws in plenty of light. It comfortably accommodates a range of furniture configurations, perfect for both family downtime and entertaining guests.

A single doorway leads into the kitchen, where sleek grey gloss cabinetry sets a stylish tone. There's ample space for your appliances and a dining set-up, plus direct access to the rear garden for indoor-outdoor flow.





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Upstairs, three well-sized bedrooms cater to the needs of a growing family or those working from home. Each room offers flexibility, whether you're planning children's rooms, a home office or guest accommodation. The shower room is a stand-out feature, with modern monochrome finishes delivering a polished and on-trend aesthetic.

Outside, the rear garden is tailor-made for summer enjoyment and social get-togethers. A well-maintained lawn sits alongside a paved area ideal for dining, while a pergola provides a dedicated space for a hot tub — perfect for winding down whatever the season. A dedicated shed offers useful storage, and a fully equipped outdoor bar — complete with heating and a stocked bar setup — promises memorable evenings with friends.

To the front, the home offers private parking and a tidy, welcoming frontage that gives a great first impression. This is a brilliantly balanced property that meets the practical needs of family life while offering those extra touches that make a house truly stand out.

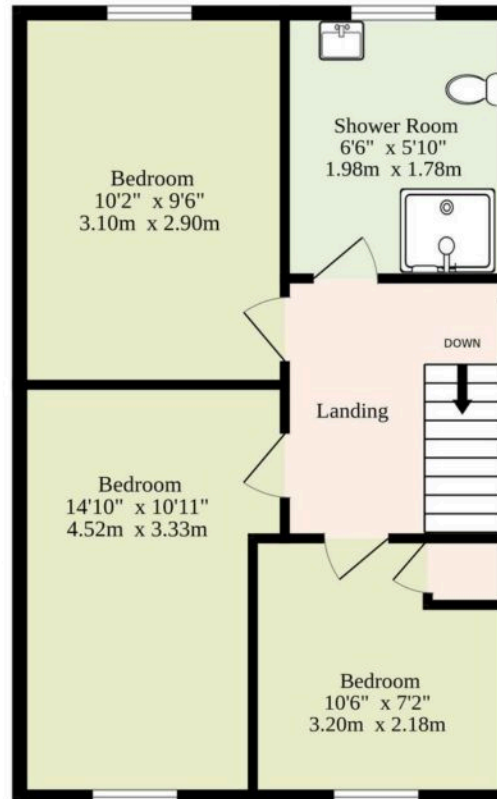
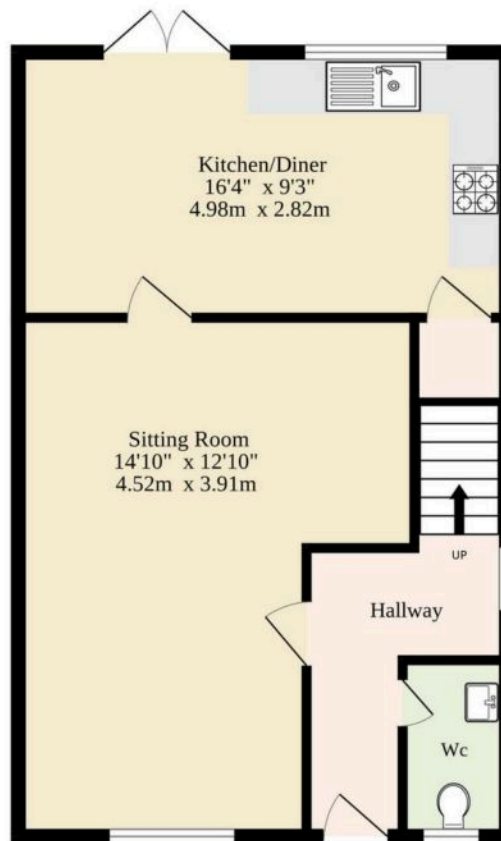
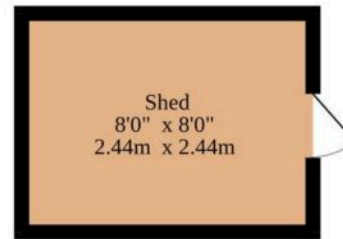
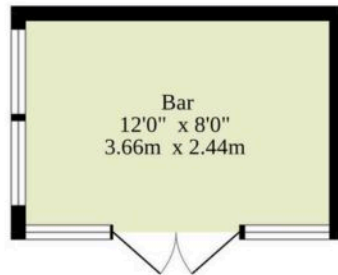
Agents Note

Sold Freehold

Air Source Heating - alongside remaining mains services

Ground Floor
536 sq.ft. (49.8 sq.m.) approx.

1st Floor
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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