



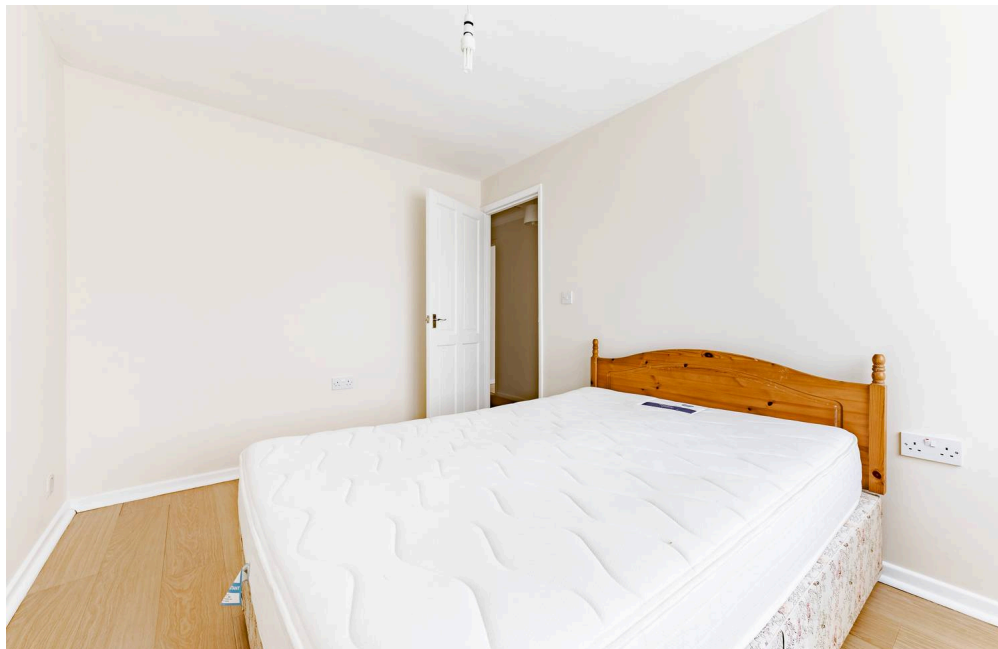
10 Willow Way, Martham - NR29 4SH

£280,000 Freehold

Set in a very quiet location, this well-maintained three-bedroom detached bungalow offers peaceful field views, with all accommodation conveniently arranged on one floor. The property features a spacious, open-plan lounge/diner, a practical kitchen with a separate utility room, and a family bathroom with both a bath and a separate shower. Outside, you'll find a south-facing wrap-around garden with a greenhouse and garden shed, perfect for enjoying the outdoors. Off-road parking is provided by a brickweave driveway and garage with rear garden access. A short drive takes you to sandy beaches, while local amenities, including shops, schools, and a medical centre, are all within easy reach, making this an ideal location for everyday convenience.

Location

Willow Way is situated in the popular village of Martham, known for its strong sense of community and access to everyday amenities, including shops, schools, and a medical centre. The village is surrounded by countryside and close to the Norfolk Broads, offering scenic walking routes and water-based activities. Martham is just a short drive from the coast, with sandy beaches like Winterton-on-Sea and Horsey nearby. Regular public transport links and road access make it easy to travel to Great Yarmouth or Norwich for further shopping, dining, and leisure options. The area also benefits from a peaceful setting, with open spaces and nature on the doorstep, making it ideal for those who enjoy a quieter pace of life without being far from key services.

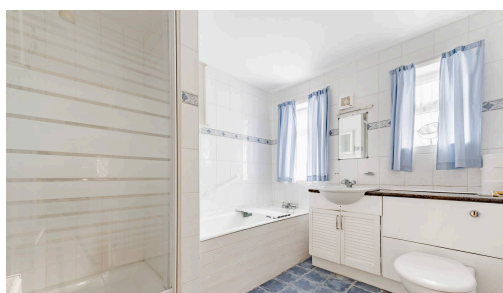
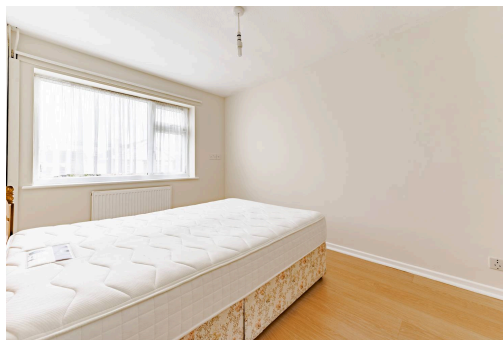


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Oil Central Heating

Council Tax Band- C



Willow Way, Martham

As you enter through the front door, you're greeted by the hallway, where you'll find a cupboard.

The heart of this home lies in the well-appointed kitchen, boasting ample fitted cupboards and wood-effect countertops that offer both functionality and style. The tiled splashback adds a touch of elegance, while the large separate utility room provides additional storage space, plumbing for a washing machine, and direct access to the outside, perfect for managing household chores efficiently.

Moving through to the spacious and inviting open-plan lounge/diner, natural light floods the room, creating a bright and airy ambience that is perfect for relaxation and entertaining. The fireplace with a stone surround adds a cosy focal point, and a serving hatch from the dining area to the kitchen adds extra convenience. Sliding doors open directly into the outdoors, enhancing the overall sense of connectivity and flow.

The accommodation continues to impress with three bedrooms, each featuring wood-effect flooring and benefiting from a thoughtfully designed layout. Two of the bedrooms offer generous proportions, providing ample space for personalisation and comfort.

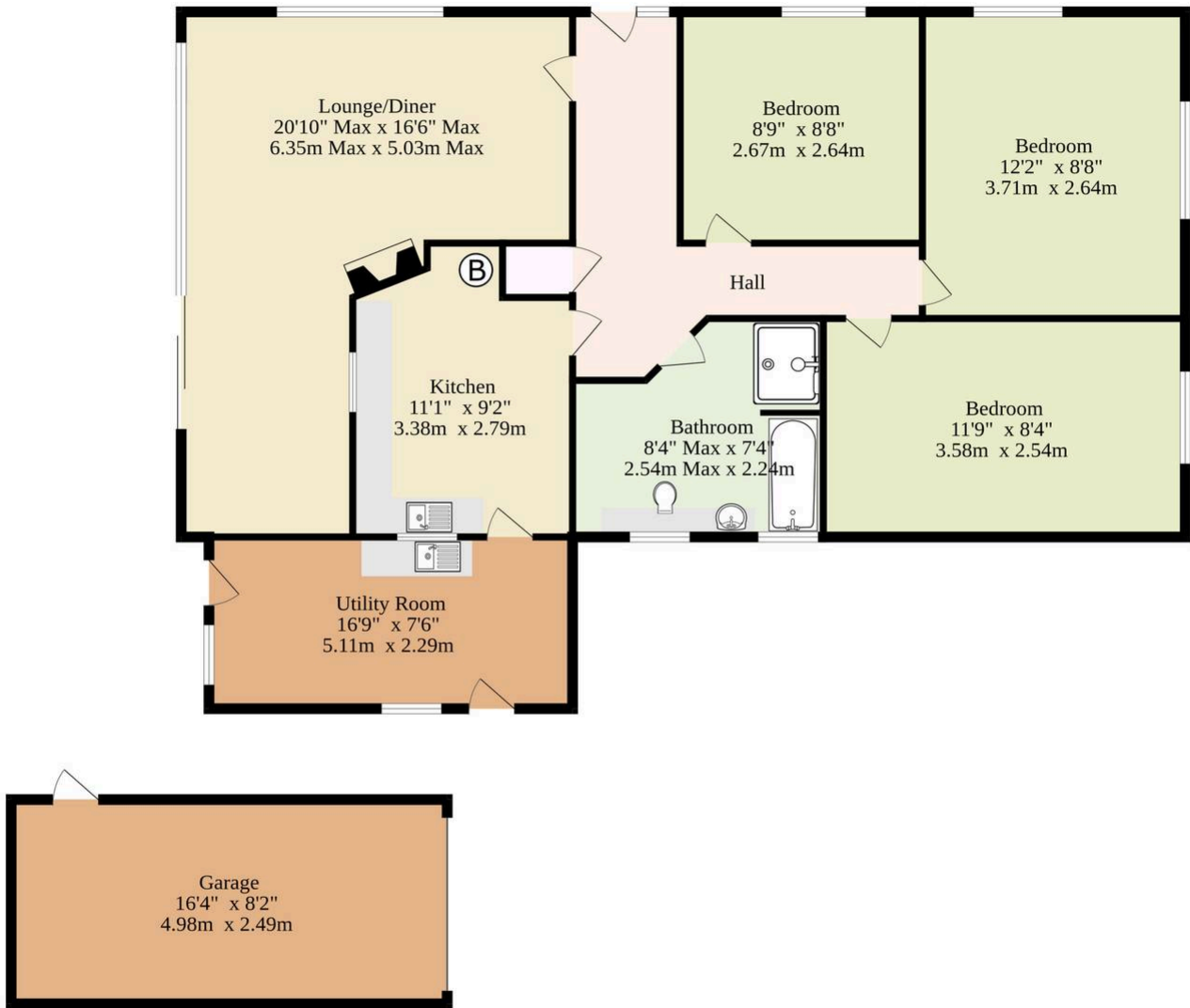
The family bathroom is practical and functional, featuring a suite with a bath, separate shower, and fully tiled throughout for a sleek and durable finish. A cupboard provides convenient storage space.

Outside, the property reveals a south-facing wrap-around garden that is a gardener's delight, complete with a greenhouse and garden shed that offer ample storage for tools and equipment. A paved seating area provides a perfect spot for enjoying the outdoors in the warmer months, while the well-stocked garden offers a space to relax and enjoy the field views.

A brickweave driveway and garage cater to off-road parking needs, with the added convenience of rear garden access from the garage.



Ground Floor
1161 sq.ft. (107.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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