

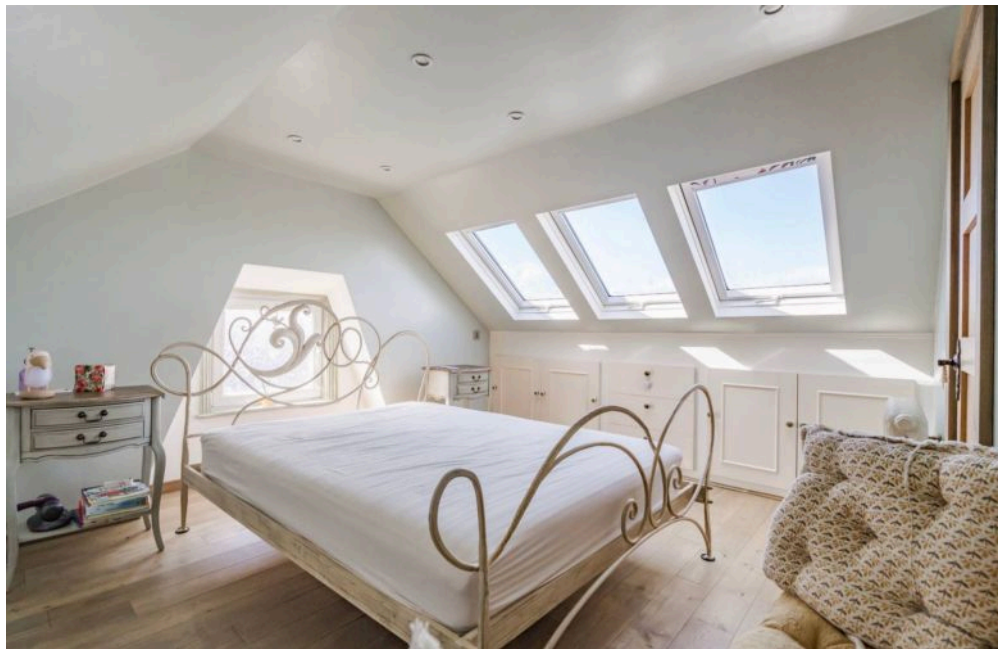
154 Repps Road, Martham - NR29 4QZ

£375,000 Freehold

Introducing this stunning three-bedroom semi-detached family home in the sought-after village of Martham. Recently renovated and immaculately presented, the property offers a bespoke finish with modern elegance and practicality, as well as fully integrated smart home features. The spacious lounge welcomes you with built-in storage and a feature fireplace, while the contemporary kitchen/diner is fitted with granite worktops, an island, and a separate utility room, complete with a ground-floor WC. The property is also a fully integrated smart home, offering ultimate convenience and control. The master bedroom features an en suite, adding to the property's appeal. Outside, the two hundred-foot enclosed rear garden is a real highlight, with a beautiful willow tree, a paved seating area, and a versatile outbuilding that includes a studio and sauna – perfect for both relaxation and entertaining. The property also benefits from off-road parking provided by a well-maintained brick-weave driveway. Located in a peaceful village setting, it provides easy access to local amenities while offering the serenity of countryside living.

Location

Repps Road is located in the popular village of Martham, surrounded by open countryside and close to the River Thurne. The village offers a range of amenities, including shops, schools, a medical centre, and local pubs, making it a convenient and well-served location. Martham is ideal for those who enjoy outdoor activities, with easy access to the Norfolk Broads and nearby walking and cycling routes. The coastal village of Winterton-on-Sea is just a short drive away, offering sandy beaches and nature reserves. Norwich city centre is within reach of a wider selection of shops, restaurants, and transport links.

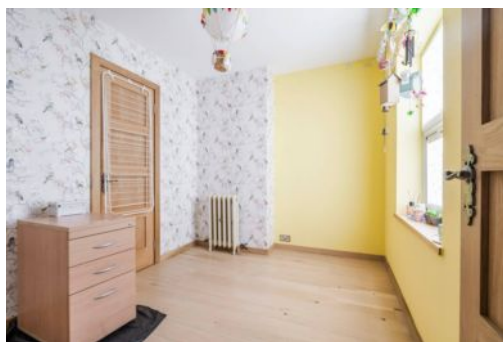


Agents notes

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

Heating system- Biomass Boiler and Electric Central Heating

Council Tax Band-B



Repps Road, Martham

Step into the porch and move through to the spacious and bright lounge. This welcoming space features ample built-in storage, a characterful feature fireplace, and exposed wooden beams – ideal for relaxing with family or entertaining guests.

The open-plan design seamlessly leads you to the modern fitted kitchen/diner, where Velux windows illuminate the space. The kitchen is fitted with quality built-in cupboards, granite worktops, and a solid wood-topped island that also serves as a breakfast bar. It includes a complimentary splash-back, an inset sink with a mixer tap and water softener below, several power points, and a range of integrated appliances. Just off the kitchen is a separate utility room with plumbing for a washing machine, as well as a ground-floor WC. French doors open from the dining area onto a covered wooden deck, perfect for relaxing while enjoying views over the rear garden. The ground floor benefits from underfloor heating, creating a warm and comfortable living environment.

Make your way to the first floor via a staircase featuring solid wood steps and a handmade tulip steel handrail. This distinctive banister design continues along the landings and runs from the ground floor up to the second floor. On this floor, you'll find two spacious bedrooms. One is a double room with a built-in wardrobe, and the other benefits from an airing cupboard. There's also a conveniently located WC on the landing. The stylish family bathroom completes this floor, fitted with a four-piece suite including a walk-in shower cubicle, a unique roll-top bath with claw ball feet, partially tiled walls, and tiled flooring. The bathroom also benefits from underfloor heating, adding extra comfort.

Continue up to the second floor to find the impressive master bedroom. This generous double room has real wood flooring, three Velux windows, eaves storage, and its own en suite with WC and basin. Additionally, the property benefits from double glazing throughout, with the majority of the ground floor featuring underfloor heating.

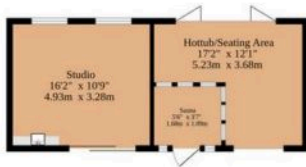
Outside, the approximate two hundred-foot enclosed rear garden is mainly laid to lawn, with a paved seating area, a large storage shed, and a beautiful willow tree. A wooden veranda adds further charm to the space. At the end of the garden, a generous and versatile outbuilding offers power and lighting. It includes a studio with sliding doors opening onto a decked area that wraps around, and a sauna with a Bluetooth speaker and bi-folding doors to the rear.

Off-road parking is provided by the well-presented brick-weave driveway at the front of the property, with gated access to the rear garden.

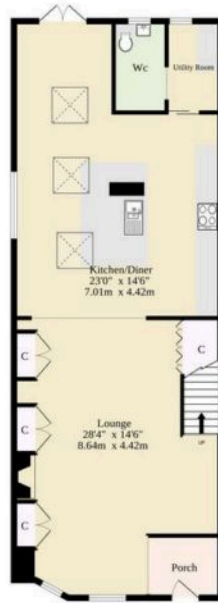
The house is a fully smart home, featuring smart lighting, thermostat, smoke detectors, security cameras, and built-in speakers in the lounge, dining kitchen, and bathroom, all controlled through Google Home or Apple HomeKit.



Outbuilding
485 sq.ft. (45.0 sq.m.) approx.



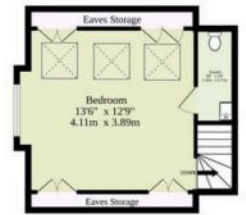
Ground Floor
811 sq.ft. (75.3 sq.m.) approx.



1st Floor
385 sq.ft. (35.6 sq.m.) approx.



2nd Floor
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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