



## 40 Repps Road, Martham

£210,000 Freehold

Set behind a flint wall and framed by a thatched roof, this charming cottage on Repps Road offers a laid-back, countryside lifestyle with charming touches. Inside, the warm sitting room with its traditional fireplace invites you to unwind, while the kitchen/diner is perfect for cooking up meals and enjoying relaxed dinners. The spacious principal bedroom, plus a flexible second bedroom, give you plenty of room for family, guests, or a home office, all with a cosy, homely feel. The bathroom, with its classic design, adds character, and the peaceful garden is a private oasis, ideal for enjoying sunny days or a quiet evening. Martham's local shops, pubs, and schools are all within walking distance, while the nearby coast offers beach days and scenic walks.

Council Tax band: A

Tenure: Freehold

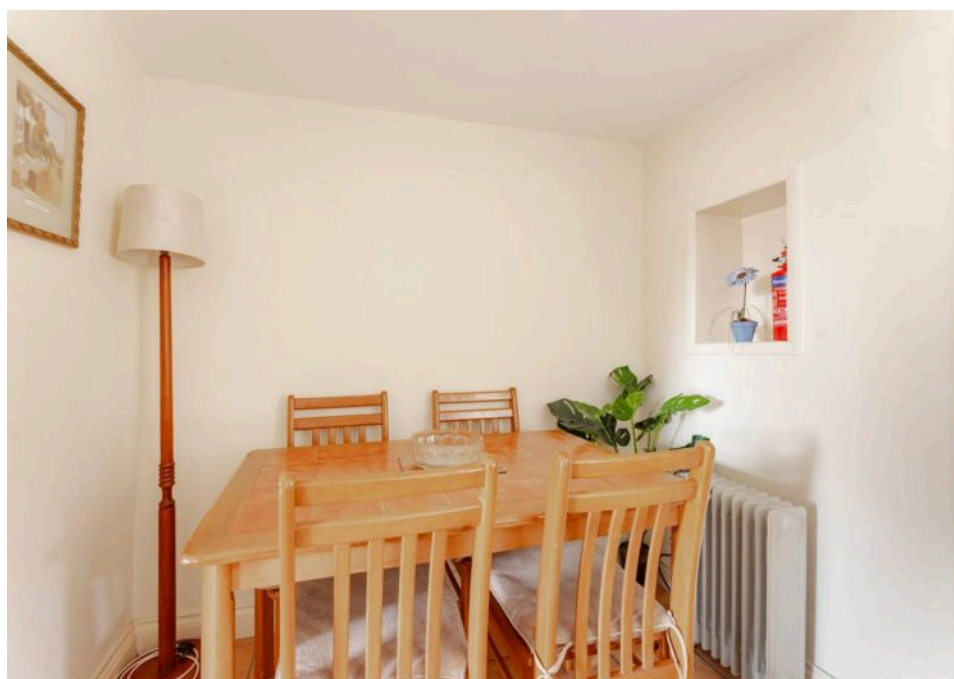
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### The Location

Tucked along Repps Road in the friendly village of Martham, this home is perfectly placed to enjoy everything that makes life in the Norfolk Broads so special. You've got peaceful surroundings, open countryside, and winding waterways right on your doorstep—ideal for boat lovers, dog walkers or anyone who just likes a bit of fresh



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Martham has a real community feel with handy local shops, a couple of welcoming pubs, and a well-regarded primary school all just a short walk away. Head a little further and you're at the coast—Winterton-on-Sea is just a quick drive and perfect for beach days, seal spotting or relaxing walks with the dog.

Need to head into the city? Norwich is easy to get to and packed with everything from big-name shops to cafés, restaurants and entertainment. Whether you're after a slower pace, a place to raise a family, or just somewhere with character and countryside around you, this location fits the bill without feeling remote.

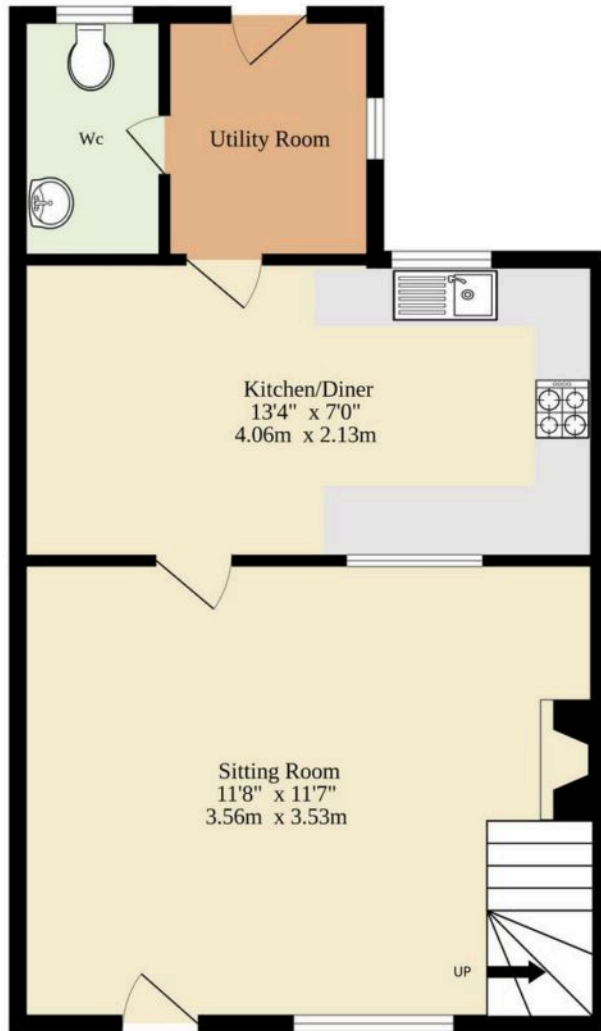
### Perch Cottage, Repps Road

Behind a charming flint wall and beneath the soft silhouette of a thatched roof, this picture-perfect cottage captures timeless character with every detail. An entrance door welcomes you into a warm sitting room, where red brick accents and a traditional fireplace create a lovely focal point. Cottage-style stairs rise beside a practical understairs cupboard, while ceramic tiled flooring and a large leaded light window add charm and brightness to this well-balanced space.

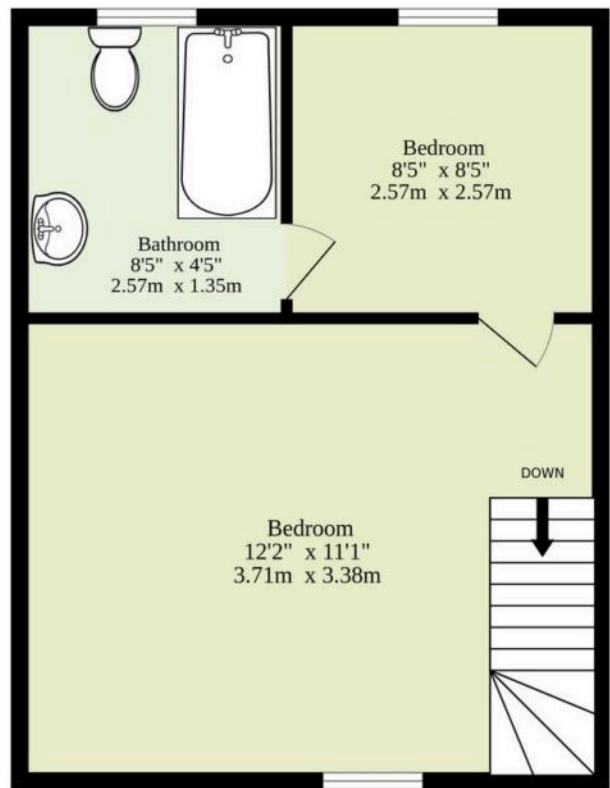
Flowing from the sitting room, the kitchen/diner delivers function wrapped in personality. With classic cabinetry, Beech-effect worktops and integrated cooking appliances, it blends rustic touches with modern comfort. A one-and-a-half bowl stainless steel sink with mixer tap that sits beneath an external window that overlooks the back garden and soft ceramic tiles continue the cottage charm underfoot.



Ground Floor  
270 sq.ft. (25.1 sq.m.) approx.



1st Floor  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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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