



18 White Street, Martham

Guide Price £325,000

18 White Street

Martham, Great Yarmouth

OPEN HOUSE 5TH JULY VIA APPOINTMENT ONLY

Guide price £325,000-£335,000 Presenting this beautiful three-bedroom detached home, where style and practicality come together seamlessly. The spacious living room flows into a bright dining area with French doors opening to a charming conservatory and landscaped rear garden – perfect for relaxing or entertaining. Three bedrooms, one includes a private en-suite, alongside a modern family bathroom for added convenience. Mature hedges surround the property, offering privacy and tranquillity, while a paved patio provides an inviting outdoor space. The home also benefits from a garage and parking for two vehicles accessed via the rear garden. Combining comfort, elegance, and functionality, this property is an ideal family home in a desirable location.





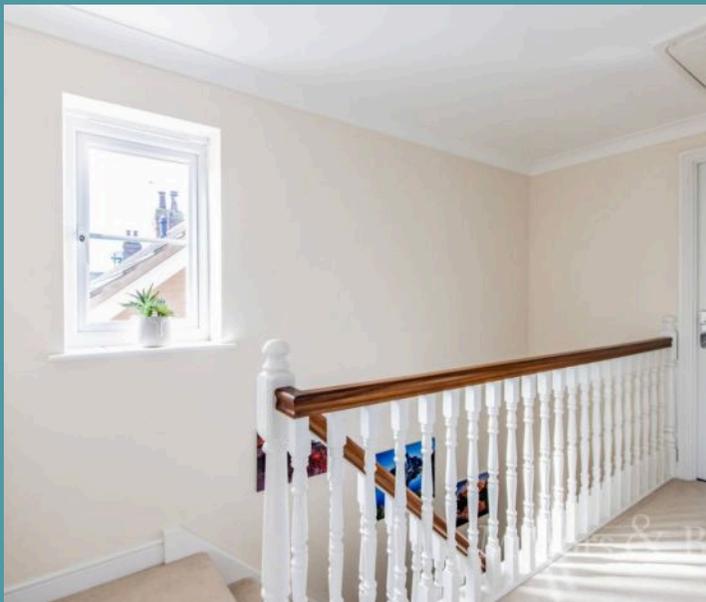
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Location

White Street in Martham is a charming residential lane set within the heart of this popular Norfolk village. Lined with a mix of period cottages and modern homes, it enjoys a peaceful yet central position. The village centre is just a short stroll away, offering a range of independent shops, convenience stores, a pharmacy, and several welcoming cafés and pubs clustered around the village green. Families are well catered for, with Martham Primary & Nursery School and Flegg High School both within easy walking distance.

Healthcare needs are met by the nearby Martham Medical Centre and local dental practices. Public transport links are excellent, with regular bus services connecting the village to Great Yarmouth, Caister, and Norwich. For those travelling by car, the A149 coastal route is easily accessible, while rail links are available at Acle station, providing direct services to Norwich and onward connections to London. The area is surrounded by beautiful countryside and the nearby Norfolk Broads, making it an ideal location for families, retirees, and anyone seeking a blend of village life with modern conveniences.





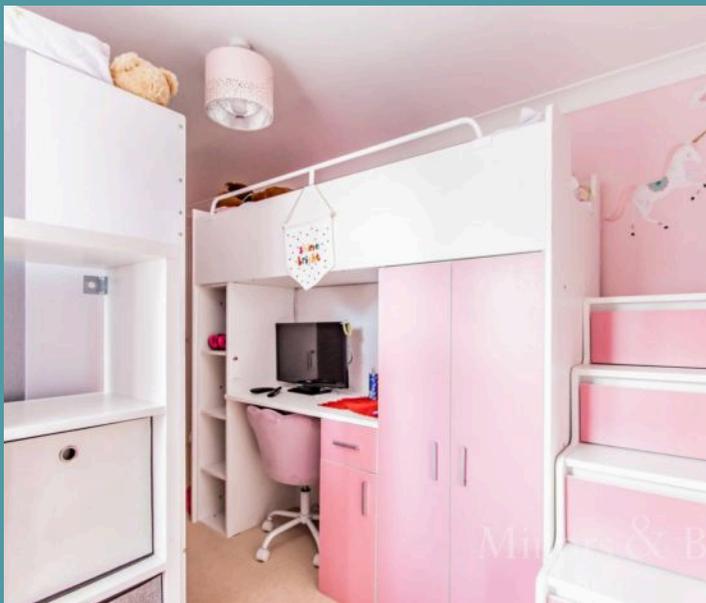
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Upon entering, you are greeted by a welcoming entrance hall with a convenient WC and staircase leading to the first floor. The ground floor offers a spacious living room that flows seamlessly into the dining area. Elegant French doors in the dining room fill the space with natural light and open onto a beautiful conservatory, creating an effortless link between indoor and outdoor living. The adjacent kitchen is both stylish and functional, with a side door providing easy external access. Upstairs, the property offers three well-designed bedrooms. Two are generously sized doubles, one featuring an en-suite bathroom for added privacy. A modern family bathroom completes the upper level, catering to the needs of the whole household.

The front of the property is bordered by mature hedging, ensuring privacy and a peaceful setting. A paved pathway, flanked by neatly maintained lawns, leads to the entrance.

To the rear, the enclosed garden is predominantly laid to lawn, with mature plants and bushes enhancing its natural charm. A patio area offers the perfect space for relaxation or entertaining, with a pathway leading to a gated rear access. The property also includes a garage and parking for two vehicles at the back, providing both security and convenience.





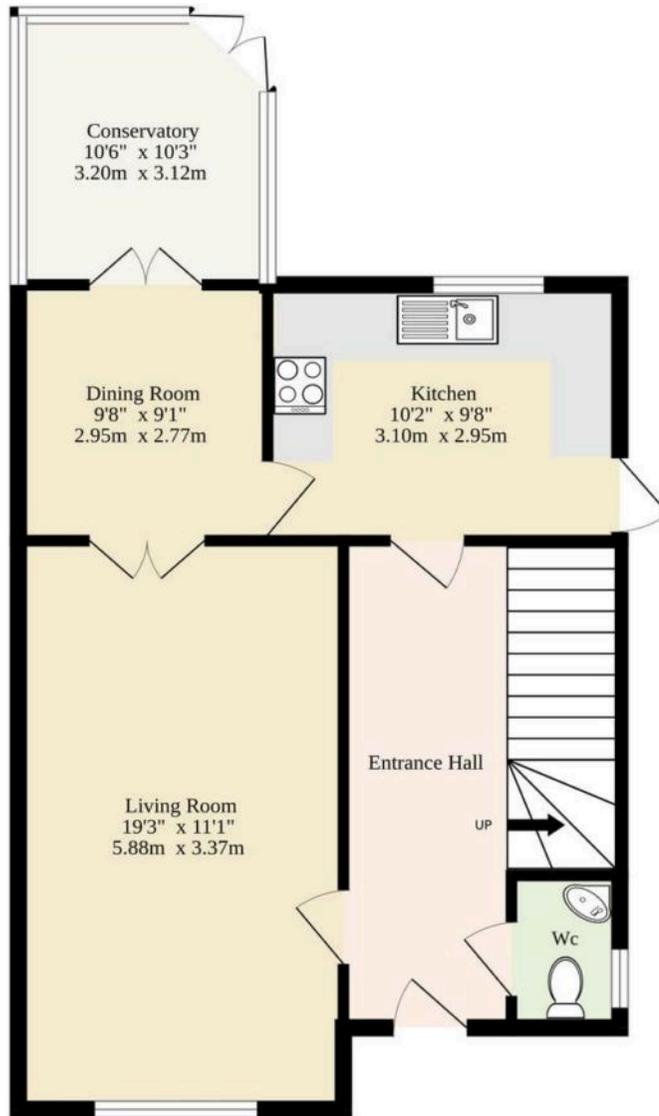
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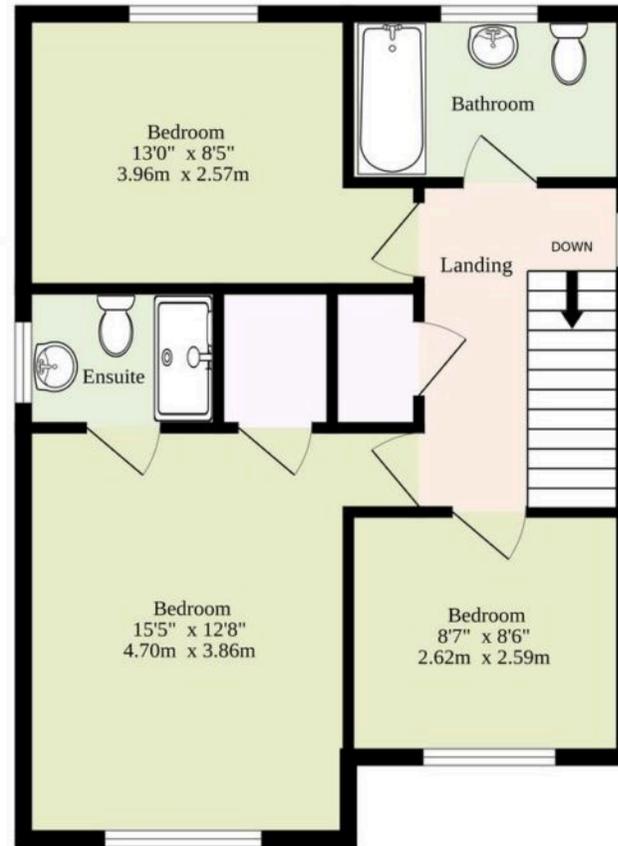
- Guide price £325,000-£335,000
- Open house on the 5th July via appointment only!
- Detached residence in the coastal village of Martham
- Expansive living room designed for comfort and socialising, seamlessly connecting to a bright dining area accentuated by elegant French doors that flood the space with natural light
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Well-appointed kitchen combining modern design with functionality, perfect for cooking your favourite meals
- Two spacious double bedrooms, including a master suite featuring a luxurious en-suite
- Contemporary family bathroom thoughtfully designed with sleek fittings, providing both style and practicality for daily use
- Beautifully landscaped rear garden with a paved patio area perfect for alfresco dining, surrounded by laid to lawns and mature plants
- Detached garage accompanied by secure, off-street parking space for two vehicles, accessible via a gated rear entrance for added convenience and security



Ground Floor
530 sq.ft. (49.2 sq.m.) approx.



1st Floor
384 sq.ft. (35.7 sq.m.) approx.



Sqft Excludes Entrance Hall, Wc, Landing, Bathroom And Ensuite

TOTAL FLOOR AREA : 1033sq.ft. (96.0 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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