



## 18 Blenheim Avenue, Martham

£200,000 Freehold

Guide Price £200,000 - £210,000. Perfect for first-time buyers or young families, this stylish home in the heart of Martham has everything you need for easy, modern living. The bright and inviting lounge/diner offers a great flow, with plenty of space to relax, dine, and entertain. A modern, refitted kitchen adds a sleek and functional touch, complete with handy storage and garden views. Upstairs boasts two generous double bedrooms, a versatile third room, and a contemporary bathroom with a fresh, clean finish. Outside, enjoy the benefit of a spacious driveway, a private rear garden, and a single garage for extra storage or parking. Set in a friendly village close to the coast and local amenities, this is a home that blends comfort, style, and convenience beautifully.

Council Tax band: B

Tenure: Freehold

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### The Location

Blenheim Avenue 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.



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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.

### **Blenheim Avenue, Martham**

Step through the modern double-glazed door into a welcoming entrance porch that leads into the hallway, where stairs rise to the first floor. From here, you'll find access to the spacious lounge/diner — a bright and airy 'L-shaped' living area that offers a clear distinction between a comfortable living space and a dedicated dining area.

The room is laid with stylish wood-effect flooring and features a large window to the front, radiators, a TV point, and double-glazed sliding doors that open out to the rear garden, allowing for plenty of natural light to fill the space.

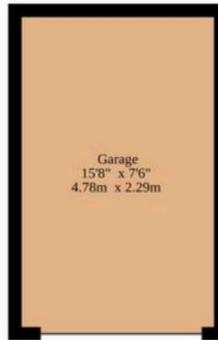
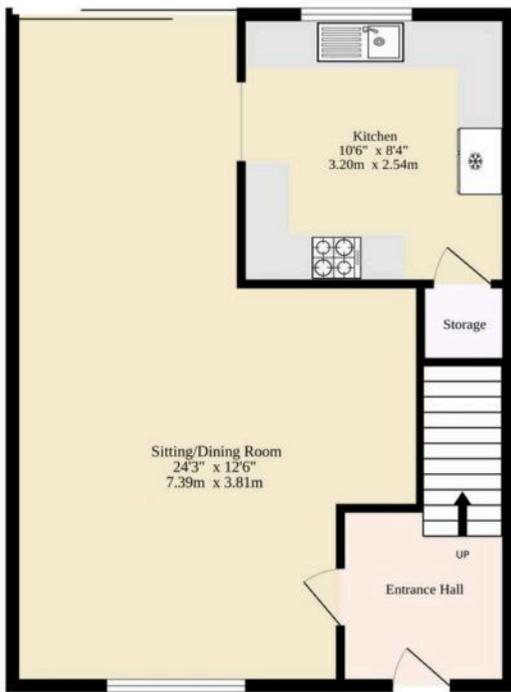
The lounge/diner flows seamlessly into the beautifully refitted kitchen, which offers a range of modern wall and base units with work surfaces over. There's space for a cooker, fridge-freezer, and washing machine, along with a sink and drainer unit.

A tiled splashback adds a smart finish, and a built-in cupboard provides useful storage. A double-glazed window overlooks the garden, creating a bright and pleasant cooking environment.

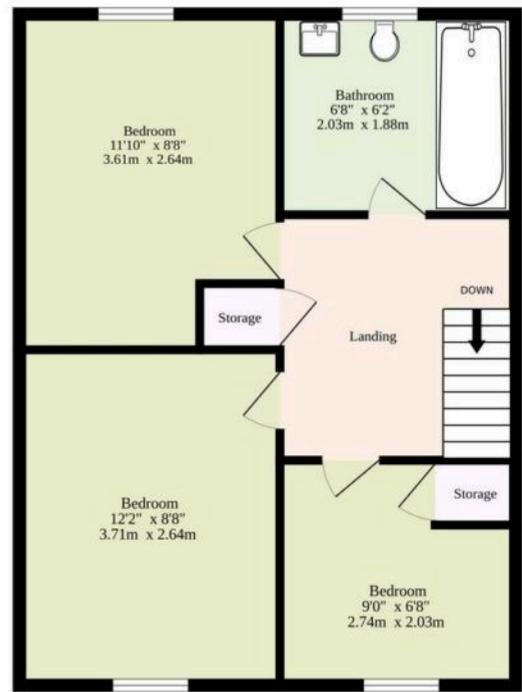
Upstairs, the landing is laid to carpet and gives access to three bedrooms and a modern bathroom. Bedroom one is a generous



Ground Floor  
552 sq.ft. (51.3 sq.m.) approx.



1st Floor  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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