



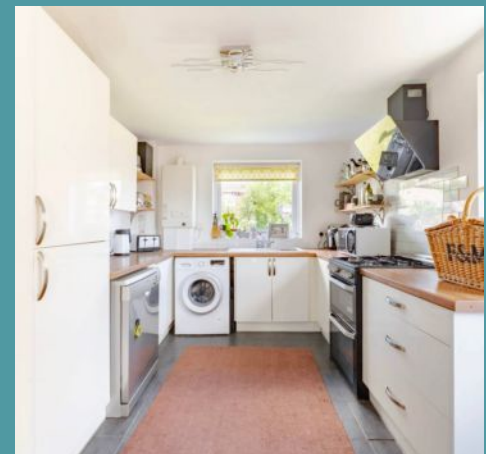
18 Woodstock Way, Martham  
£290,000



# 18 Woodstock Way

Martham, Great Yarmouth

Set at the end of a quiet cul-de-sac in the coastal village of Martham, this charming detached family home offers a serene and comfortable lifestyle surrounded by natural beauty. Thoughtfully designed with spacious reception rooms, including a welcoming sitting and dining area enhanced by a wood-burning stove, the home invites both relaxation and entertaining. The kitchen is well-equipped with modern appliances and ample storage, perfectly suited for daily family living. Upstairs, three well-proportioned bedrooms and a family bathroom provide restful private spaces. Outside, the generous plot features a large, meticulously maintained garden with a sunny patio, planted borders, and a handy timber shed, while the driveway offers plentiful off-road parking. This property combines the best of village life with easy access to the coast, creating an inviting haven for families or anyone seeking comfort by the sea.







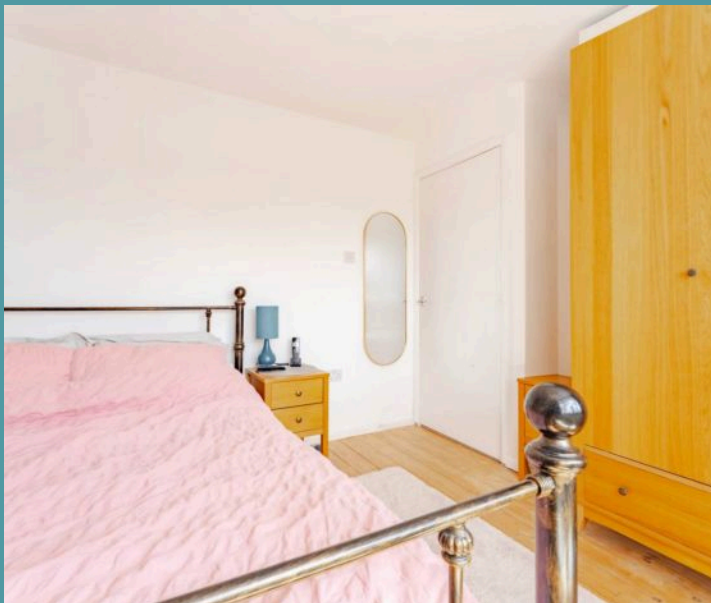
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Martham, Great Yarmouth

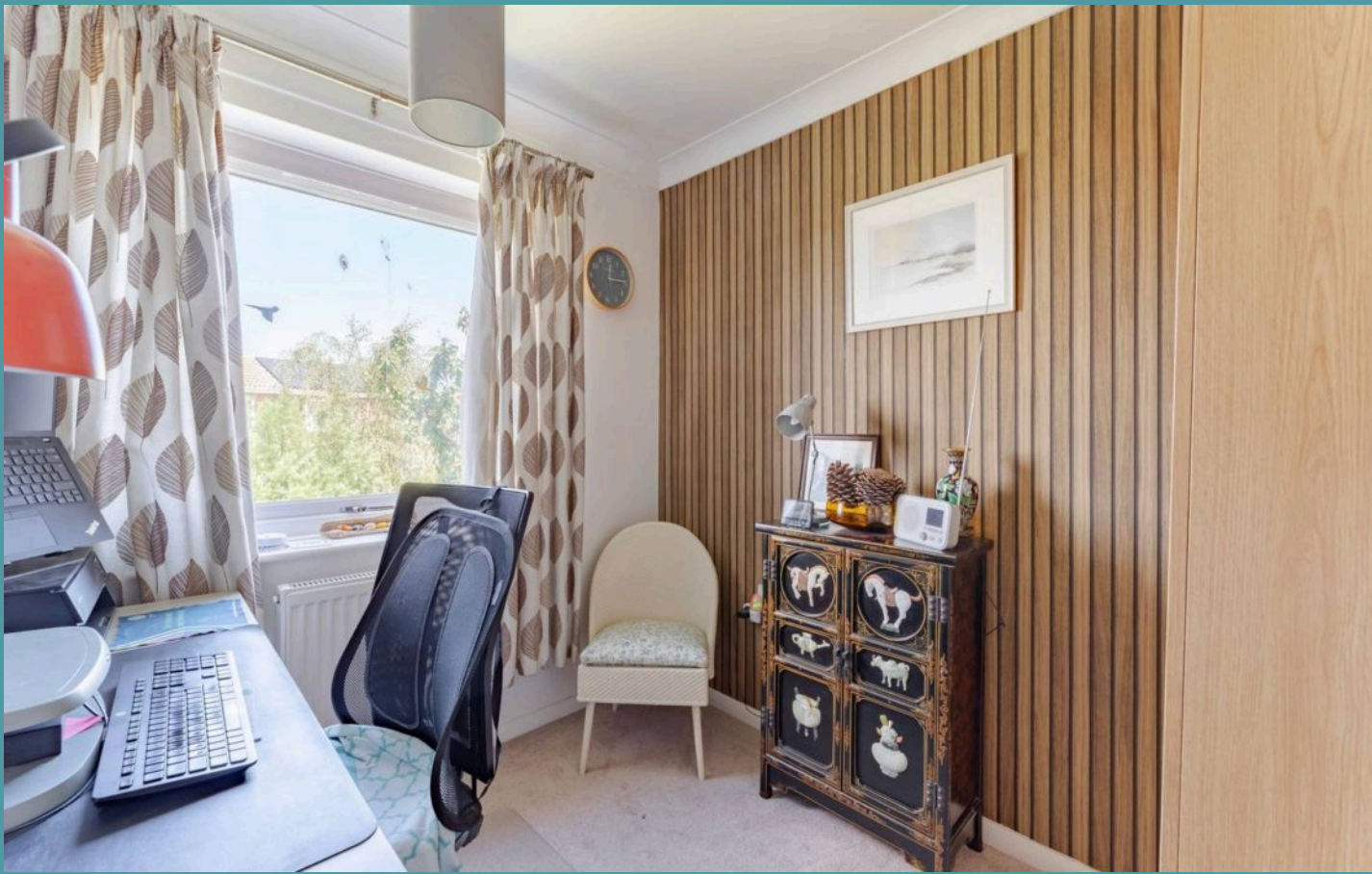
### Location

Woodstock Way is a peaceful residential street located in the heart of the Norfolk village of Martham. The area is predominantly made up of detached and semi-detached family homes, set along a quiet cul-de-sac, making it ideal for families, retirees, and those seeking a quieter pace of life. Martham itself offers a good selection of everyday amenities, including a Co-op supermarket, a local bakery, independent shops, cafés, and takeaways, all within a short walking or driving distance. The village also hosts a popular monthly market and seasonal community events, adding to its traditional charm.

For education, Martham Primary and Nursery School is just a few minutes away and caters to younger children, while secondary education is provided by Flegg High Ormiston Academy, located nearby. Healthcare needs are well served by Martham Health Centre, which includes a GP surgery and pharmacy. In terms of transport, residents benefit from regular bus services that connect the village to Great Yarmouth and Norwich, while the A149 and Acle train station—around a 15-minute drive away—offer convenient links for commuters. The surrounding countryside and proximity to the Norfolk Broads and Martham Broad Nature Reserve make the area particularly attractive to nature lovers and outdoor enthusiasts.







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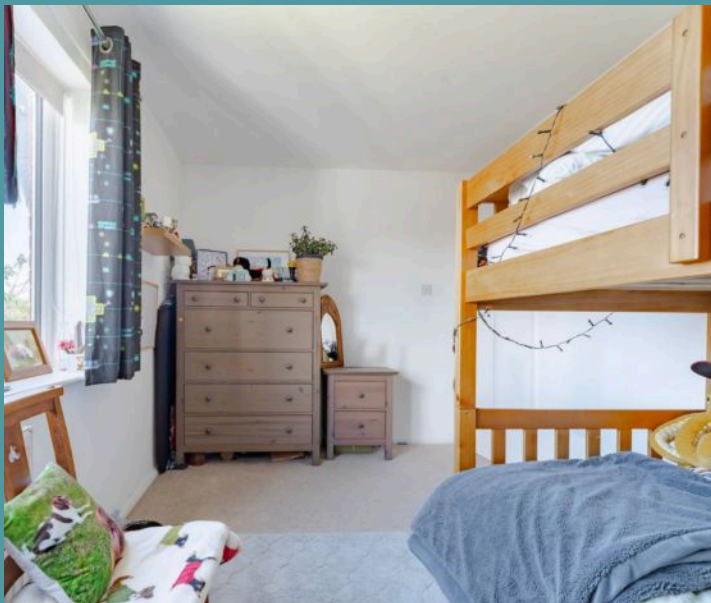
Martham, Great Yarmouth

Step inside through a welcoming entrance hall that immediately sets a warm and homely tone. The heart of the home is the beautifully presented sitting/dining room, where a wood-burning stove creates a cosy and inviting atmosphere — ideal for hosting friends and family for relaxed gatherings.

The kitchen is well-appointed with a range of cabinetry offering plenty of storage, a freestanding oven for everyday cooking, and designated space for a washing machine and dishwasher. An integrated fridge/freezer ensures convenience, making this space both practical and efficient for busy family life.

Upstairs, the property continues to impress with three comfortable bedrooms — each thoughtfully presented to suit modern living. The family bathroom features a stylish and contemporary three-piece suite, combining functionality with style.

Outside, the lifestyle offering is completed by a generously sized and beautifully maintained rear garden. With a laid lawn for children to play, a paved patio area perfect for summer barbecues and alfresco dining, and well-stocked planted borders adding colour and charm. A timber storage shed is tucked away for garden tools or outdoor hobbies.







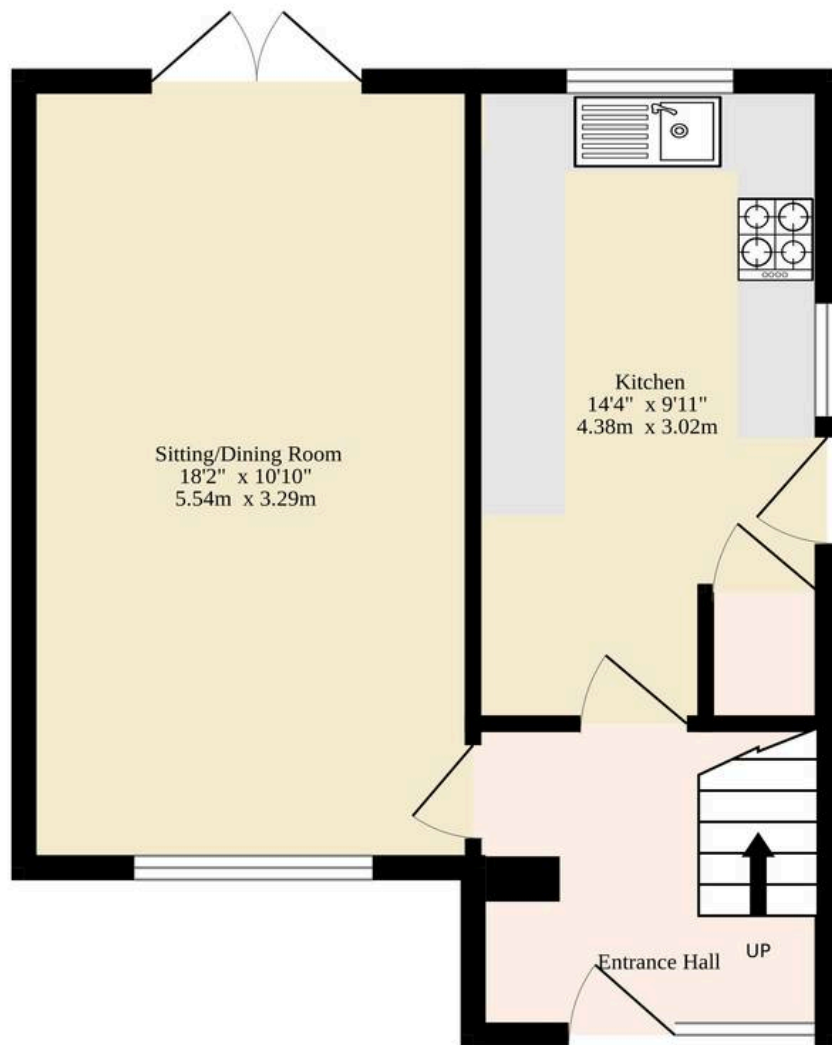
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Martham, Great Yarmouth

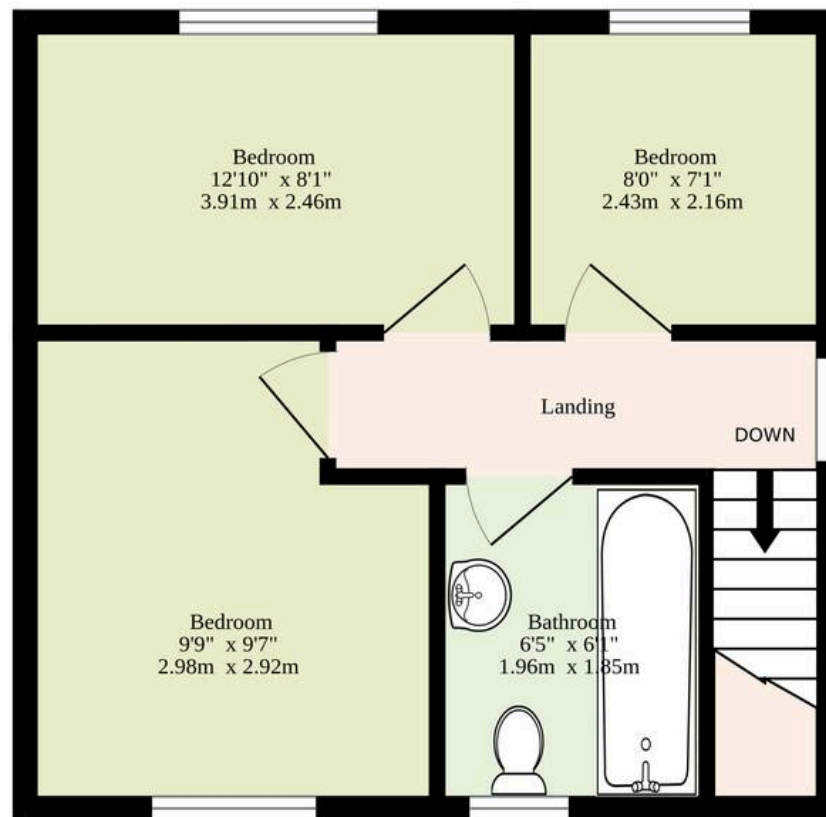
Located in a friendly and scenic village setting close to coastal walks and local amenities, this home blends comfort, practicality, and lifestyle appeal — offering a wonderful opportunity to enjoy life in one of Norfolk's much-loved coastal communities.

- Detached residence down a quiet cul-de-sac, in the coastal village of Martham
- Family home with beautifully presented reception spaces and comfortable accommodation
- Positioned on a generous size plot, with a driveway providing plenty of off-road parking
- Sitting/dining room accentuated by a wood burner stove, inviting relaxation and entertaining
- Kitchen equipped with cabinetry, a freestanding oven, space for a washing machine, a dishwasher and an integrated fridge/freezer
- Three bedrooms and a family bathroom comprising of a modern three-piece suite
- A large and well-maintained garden, featuring a patio area, a laid to lawn, planted borders and a timber storage shed
- Close to local shops, schools for all ages, healthcare facilities and transport links

**Ground Floor**  
407 sq.ft. (37.8 sq.m.) approx.



**1st Floor**  
322 sq.ft. (29.9 sq.m.) approx.



**TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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