



18 Rising Way, Martham

Great Yarmouth



£165,000
Minors & Brady

18 Rising Way

Martham, Great Yarmouth

Offered at 55% shared ownership, this 2022-built, well-presented detached home enjoys a peaceful setting in the sought-after Broadland village of Martham, surrounded by green space and open fields. Filled with natural light throughout, the property features a modern fitted kitchen with triple aspect and integrated appliances, a generous lounge opening into a conservatory that extends the living space, and three well-sized bedrooms. A contemporary family bathroom, separate downstairs WC, and ample storage add to the practicality. Outside, the south-west facing enclosed garden backs onto open fields and includes a lawn, patio and shed, while off-road parking is available for three vehicles.

Location

Located in the charming Broadland village of Martham, Rising Way offers a peaceful residential setting just moments from the village green and duck pond. The area is well-served by local shops, a Co-op, a library, a doctor's surgery, and both primary and high schools, making it ideal for families. Residents enjoy easy access to the surrounding countryside, the River Thurne for boating and fishing, and nearby nature reserves such as Martham Broad. The sandy beaches of Winterton-on-Sea and Horsey are a short drive away, while Great Yarmouth and the wider Norfolk Broads are within easy reach for wider amenities and leisure. Regular bus routes connect Martham to nearby towns and Norwich city centre. The village also has a welcoming community feel, with local events and clubs bringing neighbours together throughout the year.





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Step into the spacious entrance hall where carpeted flooring gives a warm welcome. The hallway includes a conveniently located WC and a useful understairs storage cupboard, ideal for coats, shoes or cleaning essentials. From here, continue into the stylish kitchen, a modern space fitted with sleek gloss units and wood-effect worktops, integrated oven, hob, and extractor fan, with triple-aspect lighting enhancing the bright and functional layout. Wood-effect flooring flows underfoot, tying the space together.

The generous lounge offers both comfort and flexibility, also benefiting from a triple-aspect layout that fills the room with natural light throughout the day. There's ample space for both seating and dining, with French doors that lead into the conservatory. This additional living space features wood-effect flooring and provides open views across the rear garden and neighbouring fields, with its own set of French doors out to the patio area (conservatory available under separate negotiation).

Upstairs, the landing is bright and airy, offering another built-in cupboard for practical storage. Three well-sized bedrooms sit on this level, each enjoying plenty of natural light and finished with soft carpet flooring. The family bathroom completes the first floor, styled with a contemporary suite including a panelled bath with shower over, wood-effect flooring, and tasteful tiling around the bath area.

The home benefits from double glazing throughout.



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Outside, the south-westerly facing rear garden is fully enclosed and backs directly onto open fields, offering far-reaching views and sunset skies across the rural landscape. The space includes a lawn, a storage shed, and a patio area well-suited for seating or entertaining.

A driveway to the side provides off-road parking for up to three vehicles.

Agents notes

We understand that the property will be sold as 55% shared ownership, connected to main services water, electricity and drainage.

Heating system- Air Source Heat Pump

Council Tax Band- C

Ground rent and maintenance charge of £390 pcm on the additional 45% share

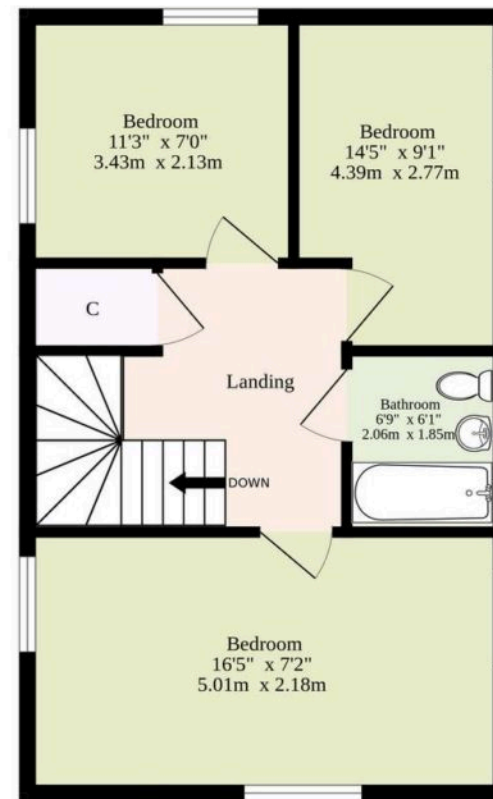


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Ground Floor
618 sq.ft. (57.4 sq.m.) approx.



1st Floor
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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