



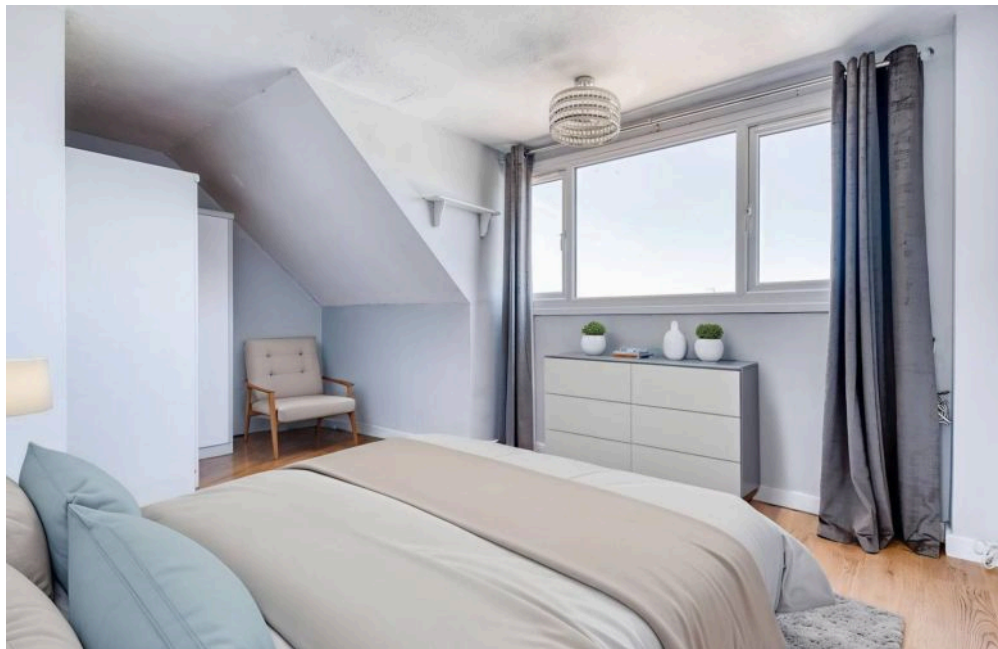
11 Hamilton Walk, Martham - NR29 4TB

£235,000 Freehold

Located in a peaceful cul-de-sac within the popular village of Martham, this well-presented chalet bungalow offers a spacious and practical layout ideal for a range of buyers. The accommodation includes three bedrooms, a generous kitchen with ample fitted units, ample worktops, and space for dining, along with a comfortable lounge featuring a log burner and sliding doors that lead into a bright conservatory with views over the rear garden. Outside, the enclosed rear garden is designed for low maintenance, featuring artificial grass, mature planting, a shingled area, and a storage shed. A private driveway provides off-road parking, with an en-bloc garage offering additional space for parking or storage, all set within a village that offers a Co-op, cafés, pubs, a medical centre, schools, and scenic access to the River Thurne and Martham Broad.

Location

Located in the well-served village of Martham, Hamilton Walk offers a peaceful residential setting with easy access to everyday essentials. The village features a range of amenities including a Co-op supermarket, two pubs, a medical centre, a primary and high school, and several local shops and cafés. For those who enjoy the outdoors, Martham is ideally placed near the River Thurne and Martham Broad, offering scenic walks and opportunities for boating and wildlife spotting. The stunning beaches of Winterton-on-Sea and Horsey are just a short drive away, while Great Yarmouth provides further shopping, leisure, and transport links. Regular bus services run through the village, connecting residents to neighbouring towns and the wider Norfolk Broads area.



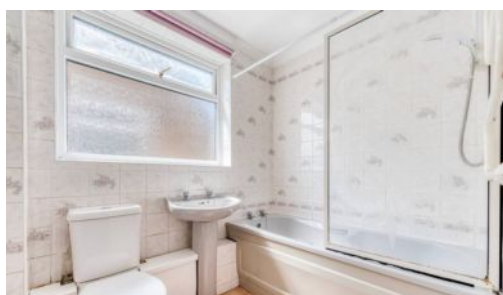
Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Storage Heating

Council Tax Band- B

Some images have been virtually staged for illustrative purposes.



Hamilton Walk

Step into the home through the entrance hall and move into the spacious kitchen, a well-sized and practical room designed with both functionality and everyday living in mind. There is ample space for a dining table, along with a generous array of fitted units and worktops. The tiled flooring and tiled backsplash make the space easy to maintain, while pendant lighting adds a stylish touch. Plumbing is in place for both a washing machine and dishwasher, making this a highly functional area for busy households.

From here, continue into the generous lounge, where wood-effect laminate flooring adds warmth and style. A log burner provides a charming focal point, and the room is filled with natural light. Sliding doors lead directly to the conservatory, further enhancing the sense of space.

The conservatory is bright and airy, finished with tiled flooring and a polycarbonate roof. It offers lovely views over the garden and includes French doors that open directly to the rear, creating a pleasant link between indoor and outdoor living.

Upstairs, you will find three well-sized bedrooms, each offering a comfortable and inviting atmosphere. All three rooms feature wood-effect flooring and benefit from excellent natural light throughout the day, making them ideal for both restful nights and productive mornings. These versatile spaces could easily accommodate family members, guests, or be adapted for a home office or creative use if desired. The family bathroom is fully tiled for both style and practicality, and includes a panelled bath with a shower over, offering a convenient space for daily routines.

Outside, the rear garden is private and low-maintenance. Thoughtfully arranged, it features artificial grass for year-round greenery, mature planting that adds interest and colour, a shingled area suitable for outdoor seating, and a practical storage shed to keep tools and equipment neatly tucked away.

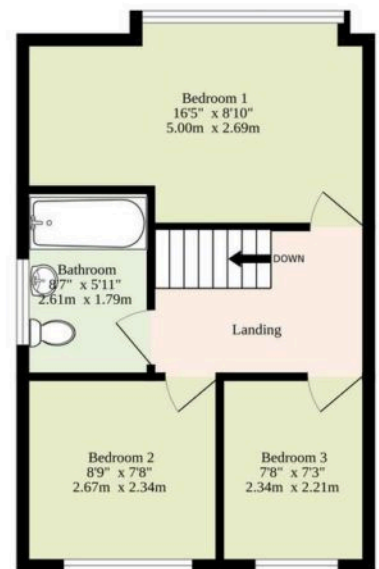
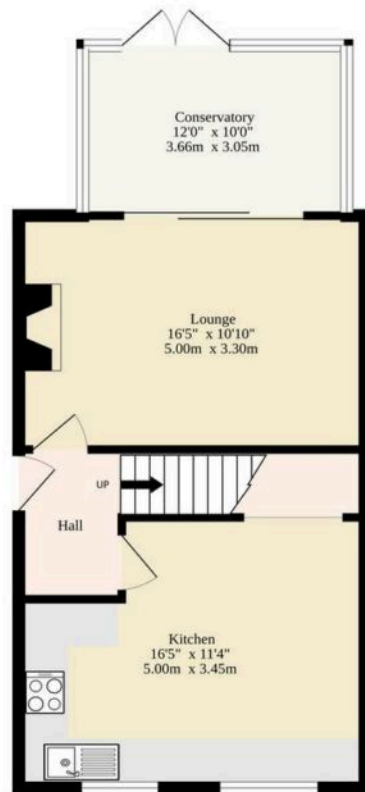
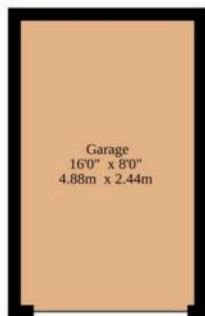
The front garden is equally well cared for, with established plants providing a pleasant first impression, while the driveway provides off-road parking directly in front of the home. For those in need of extra space, an additional en-bloc garage offers further parking or useful storage, making this property as practical as it is well-positioned.



Garage
134 sq.ft. (12.4 sq.m.) approx.

Ground Floor
588 sq.ft. (54.2 sq.m.) approx.

1st Floor
358 sq.ft. (33.3 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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