



17 Blenheim Avenue, Martham

Great Yarmouth



Minors & Brady



# 17 Blenheim Avenue

Martham, Great Yarmouth

Recently extended and fully renovated, this chain-free semi-detached home in the coastal village of Martham offers a perfect blend of modern comfort and family-friendly living. Spanning three floors and approximately 1,459sqft, the property features five bedrooms, including a principal with a private en-suite, a contemporary kitchen with ample storage, and a spacious sitting/dining area that opens into a bright conservatory—ideal for relaxing or entertaining. Enhanced with a new roof (2021), solar panels, an EV charging point, and brand-new UPVC double-glazed windows and doors, the home is energy-efficient and ready for the future. Outside, a maintained private garden with a laid-to-lawn area and decked terrace provides the perfect outdoor space, while a driveway and garage offer practical parking and storage.



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Martham, Great Yarmouth

- Chain free
- Semi-detached residence located in the coastal village of Martham
- Recently extended and renovated to create the perfect family home, showcasing extremely spacious and flexible accommodation across three floors
- A new roof in 2021, solar panels, an EV car charging point and brand new UPVC double glazed windows and doors
- Newly fitted kitchen equipped with modern cabinetry, a freestanding oven, a designated space for a dishwasher and a large storage cupboard
- Spacious sitting/dining room with sliding doors into a light-filled conservatory, inviting relaxation and entertaining
- A total of five bedrooms across both upper floors, a private en-suite on the principal floor and a family bathroom
- A private, maintained garden featuring a laid to lawn and a decked terrace for seating arrangements
- A driveway providing off-road parking for multiple vehicles and a garage for storage options
- Close to the coast, local shops, schools for all ages, healthcare facilities and transport links



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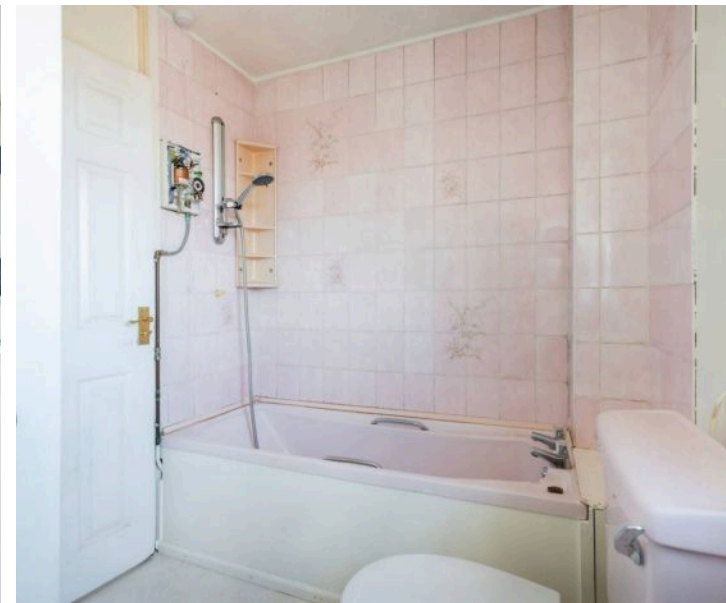
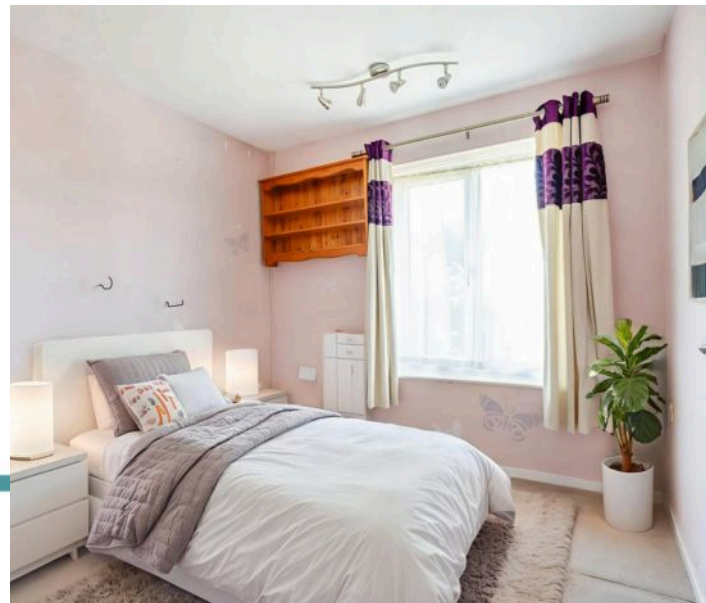
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## Location

Blenheim Avenue is a peaceful residential street located in the charming coastal village of Martham, Norfolk. The avenue is conveniently close to the village centre, where residents can access a range of local shops including a small supermarket, bakery, and a selection of cafés and pubs. Families benefit from nearby educational facilities such as Martham Primary & Nursery School for younger children and secondary schools in the surrounding area.

Healthcare needs are well-served by the local medical centre and dental practices, ensuring accessible primary care. For transport, the village is connected via local bus services to nearby towns such as Great Yarmouth and Acle, while the A47 provides easy road access for drivers. The surrounding area offers scenic walks, parks, and the nearby Norfolk Broads, providing ample opportunities for outdoor recreation. Overall, Blenheim Avenue combines a quiet, community-focused setting with convenient access to essential amenities and transport links.



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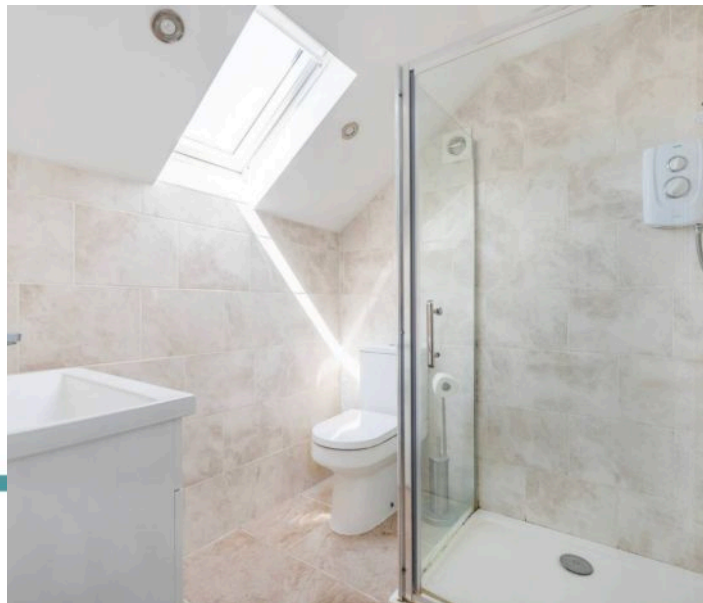
Chain-free and thoughtfully designed across three spacious floors, this residence spans approximately 1,459sqft and delivers versatile accommodation for growing families or those who love to entertain.

Step inside to a welcoming entrance hall, leading to a convenient WC and setting the tone for the light, airy interiors that follow. The newly fitted kitchen is a true heart of the home, combining contemporary cabinetry with a freestanding oven, designated space for a dishwasher, and a large storage cupboard, making meal preparation and everyday living effortless. The sitting and dining area opens via sliding doors into a sun-drenched conservatory, that extends the reception space and allows you to enjoy the outdoors within the comfort of your home.

Upstairs, the accommodation is thoughtfully arranged to provide five bedrooms across the two upper floors. The principal bedroom is positioned on the second floor, flaunting a private en-suite and a storage cupboard. A family bathroom serves the remaining rooms, comprising of a classic three-piece suite. Each room is filled with natural light, ready for you to make them your own.

Beyond the interiors, the property is equipped for modern, sustainable living. A brand-new roof installed in 2021, solar panels, an EV car charging point, and new UPVC double-glazed windows and doors combine to offer energy efficiency and peace of mind.

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The outside spaces further enhance the lifestyle appeal. The private garden is well-maintained, with a laid-to-lawn and a decked terrace, sheltered by a pergola, perfect for summer entertaining. The paved driveway provides off-road parking for multiple vehicles, complemented by a garage for storage or hobbies.

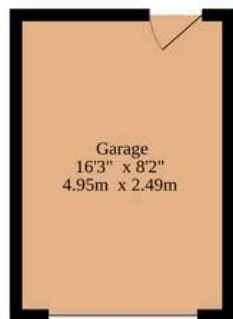
## Agents note

Freehold

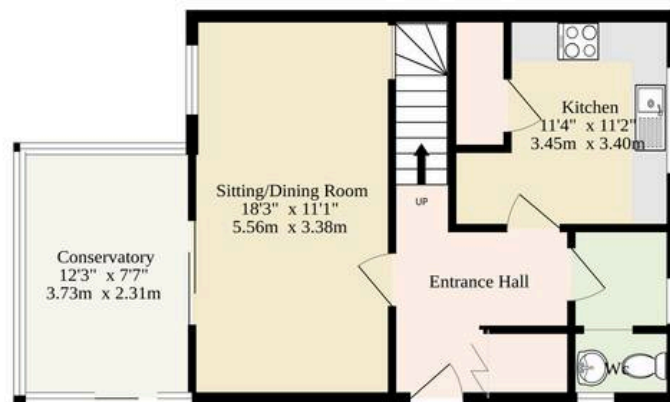
Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



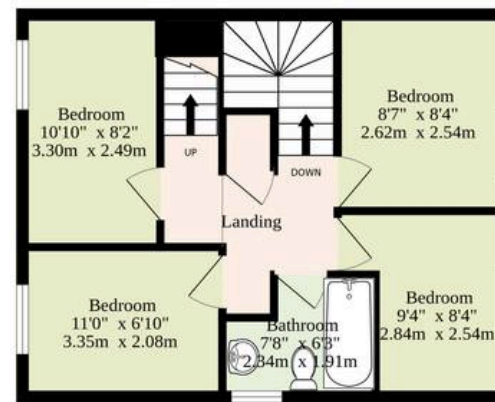
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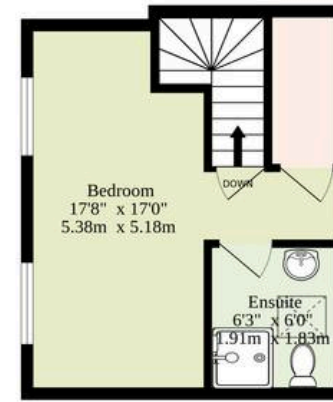
Ground Floor  
685 sq.ft. (63.6 sq.m.) approx.



1st Floor  
426 sq.ft. (39.6 sq.m.) approx.



2nd Floor  
348 sq.ft. (32.3 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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*  
Property Consultant

Minors & Brady  
*Your home, our market*

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