



25 Oak Tree Close, Martham

Great Yarmouth



Minors & Brady



## 25 Oak Tree Close

Martham, Great Yarmouth

A rare opportunity to secure a beautifully extended and spacious family home in the sought-after village of Martham. This impressive property offers flexible living accommodation, thoughtfully designed to cater to modern family needs, including a versatile additional reception room and generous bedroom spaces. The bright and airy lounge/diner provides a welcoming hub, while the well-appointed kitchen and utility room ensure practicality and ease. Outside, the private rear garden and double-width driveway enhance both comfort and convenience. Set within a friendly community surrounded by stunning Norfolk countryside and close to the coast, this home perfectly balances peaceful village living with excellent access to local amenities and transport links. Ready to move into, it presents an ideal blend of space, style, and location.

- Extended semi-detached family home with flexible accommodation
- Five spacious bedrooms plus versatile sixth bedroom/study
- Bright and generous lounge/diner ideal for family living and entertaining
- Well-equipped kitchen with ample storage and separate utility room
- Ground floor cloakroom for added convenience
- Private, well-maintained rear garden with paved patio and timber shed
- Double-width driveway providing ample off-road parking
- Oil-fired central heating and double glazing throughout
- Quiet location within a friendly village community
- Excellent access to local amenities, schools, countryside, and the Norfolk coast







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Martham, Great Yarmouth

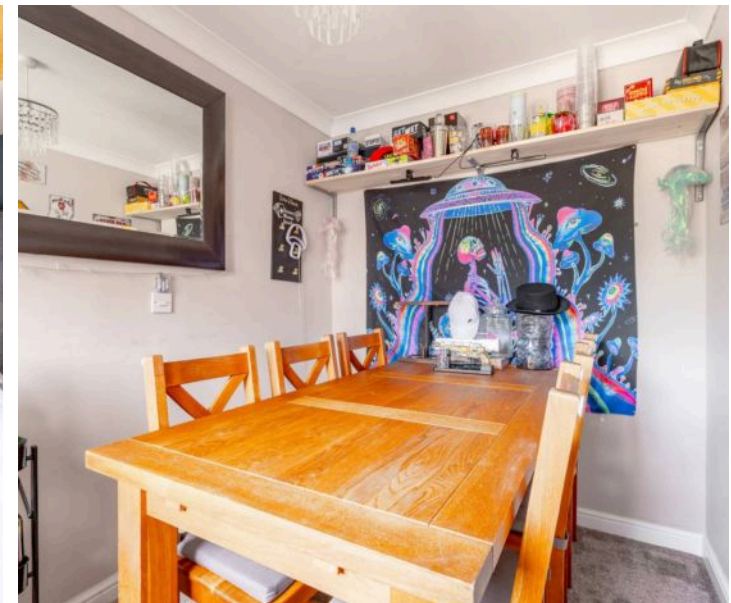
### The Location

Located in the heart of the ever-popular village of Martham, this property enjoys a peaceful setting within a friendly and close-knit community. Martham offers an excellent range of local amenities, including independent shops, a well-regarded primary and secondary school, medical facilities, a library, and a choice of pubs and cafés, making it a particularly appealing location for families and those seeking a well-connected village lifestyle.

Surrounded by picturesque Norfolk countryside, Martham is ideally positioned for those who enjoy outdoor pursuits, with scenic walking and cycling routes on the doorstep, as well as access to the nearby Martham Broad, a haven for wildlife and nature lovers.

Just a short drive away lies the stunning Norfolk coastline, with wide sandy beaches at Winterton-on-Sea and Horsey offering unspoilt beauty and the chance to spot seals during certain times of the year.

Despite its rural feel, Martham is conveniently located for commuting or accessing larger towns and cities. Great Yarmouth, with its seafront attractions and broad range of services, is within easy reach, while the cultural and commercial hub of Norwich lies a little further afield, offering excellent shopping, dining, and mainline rail connections to London. The Suffolk town of Lowestoft is also accessible, making Martham a well-placed base for both work and leisure.



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### Oak Tree Close, Martham

This extended semi-detached home offers exceptional space and flexibility, making it ideal for growing families or those needing extra room for home working or guests. Beautifully presented throughout, the property has been thoughtfully improved to provide generous accommodation across two floors.

The ground floor features a welcoming entrance hall leading into a particularly spacious lounge/diner, offering a superb setting for family life and entertaining. A well-equipped kitchen sits to the rear, with ample storage and workspace, complemented by a separate utility room with access to the garden.

An additional reception room provides excellent versatility—ideal as a study, dining room, or sixth bedroom—while a convenient ground floor cloakroom completes the layout.

Upstairs, five bedrooms provide comfortable accommodation, with a range of sizes to suit various needs, whether for sleeping, working, or play. The family bathroom includes a modern white suite with a shower over the bath and a heated towel rail, all finished to a high standard.





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Outside, the property continues to impress with a double-width driveway offering ample off-road parking to the front, alongside a neat lawned garden. To the rear, the garden is both private and well maintained, with a central lawn bordered by colourful planting, a paved patio for outdoor dining, and a timber shed for storage.

With oil-fired central heating and double glazing throughout, this is a warm and efficient home, ready to move into and enjoy.

### Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

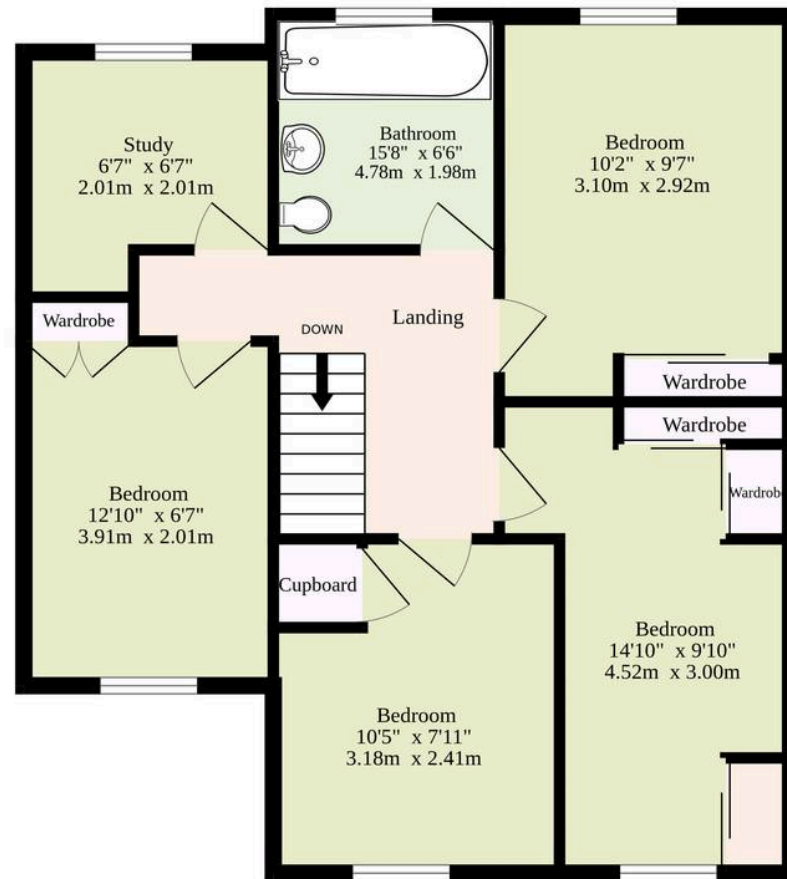


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**Ground Floor**  
633 sq.ft. (58.8 sq.m.) approx.



**1st Floor**  
540 sq.ft. (50.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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