



9 Rising Way, Martham

Great Yarmouth



Minors & Brady

9 Rising Way

Martham, Great Yarmouth

Available with 45% shared ownership, this semi-detached home offers a chance to enjoy modern village living in the coastal setting of Martham. Set on a flagship new build development, the property is presented in immaculate condition and ready to move into. Inside, a bright entrance hall leads to a convenient WC and a spacious, light-filled living/dining area perfect for relaxing or entertaining. The contemporary kitchen is fitted with quality cabinetry and a full range of integrated appliances. Two generous double bedrooms with built-in wardrobes and a family bathroom complete the interior. Outside, a sunny private garden with patio and a brick-weave driveway provide both space and practicality, making this home a perfect balance of comfort, style, and everyday convenience.

Agents note

Leasehold.

45% shared ownership with Flagship Homes.

Ground rent - £380.64 pcm.

Buildings insurance - £36.68 pcm

These charges are reviewed annually by Flagship Homes.



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- 45% shared ownership
- Semi-detached residence positioned on a Flagship new build development in the coastal village of Martham
- Immaculate condition throughout, ready for you to move straight into!
- Modern kitchen equipped with quality cabinetry and a full range of Hotpoint integrated appliances
- Spacious living/dining room filled with an abundance of natural light, inviting relaxation and entertaining
- Two large double bedrooms benefiting from built-in wardrobes
- Family bathroom comprising of a three-piece suite
- A sunny, private garden featuring a patio for seating arrangements and a laid to lawn
- A brick-weave driveway providing off-road parking
- Close to a range of amenities, the scenic coast and nearby seaside towns



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Location

Rising Way is a quiet residential street nestled in the coastal village of Martham, Norfolk. The area combines the calm of village life with easy access to everyday conveniences. Within a short walk or drive, residents can reach a cluster of local shops, including a small supermarket, a bakery, and a handful of cafés and pubs, providing the essentials without the need to travel far. Families have access to nearby schools such as Martham Academy for primary education and Flegg High Ormiston Academy for secondary pupils, both within a few minutes' drive.

Healthcare needs are served locally by Martham Medical Centre, while larger hospital services can be found in nearby towns. Transport links are practical: bus routes connect the village to Great Yarmouth and surrounding areas, and the A47 is close enough for straightforward travel to Norwich or further afield. The lifestyle on Rising Way reflects the best of village living, quiet streets, a sense of community, easy access to the Norfolk Broads for walking, boating, and wildlife, and proximity to the coast for day trips to beaches like Winterton-on-Sea or Great Yarmouth. It is a location that balances the pace of country life with functional amenities, making daily life simple and unhurried.

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Inside, the entrance hall welcomes you with a bright, open feel, leading to a convenient WC. The modern kitchen is thoughtfully designed with quality cabinetry and a full suite of Hotpoint integrated appliances, including an oven, extractor fan, dishwasher, washing machine, tumble dryer, and fridge/freezer, making day-to-day living effortless.

The living and dining space benefits from an abundance of natural light, creating a flexible area for relaxing, socialising, or simply enjoying quiet evenings at home. Both double bedrooms offering the utmost comfort and privacy, complemented by built-in wardrobes, providing practical storage without compromising space. The family bathroom offers a clean and functional layout with a three-piece suite, including a hand wash basin, toilet, and bathtub with shower attachment.

Outside, the private garden gets the sun all day, featuring a patio for outdoor seating and a lawn that invites low-maintenance enjoyment. At the front of the residence is a brick-weave driveway providing off-road parking for multiple vehicles.

This home isn't just about the interiors, it's about living in a village with easy access to the coast, local amenities, and a welcoming community, all while enjoying a modern, move-in-ready property.

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Welcome home with Flagship Homes

Who are we?

We are a housing developer committed to building homes, futures, and communities across the East of England - part of Bromford Flagship.

Your shared ownership journey starts here

To get started with shared ownership, you'll buy an initial share in a property and then pay rent on the remaining shares.

More than just homes

Buying this home is more than a move - it's a step toward owning your future. With Flagship Homes, you're supported every step of the way.



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Flagship Homes

Learn more at flagshiphomes.co.uk or speak to our sales team today on

01603 255444 (option 1)



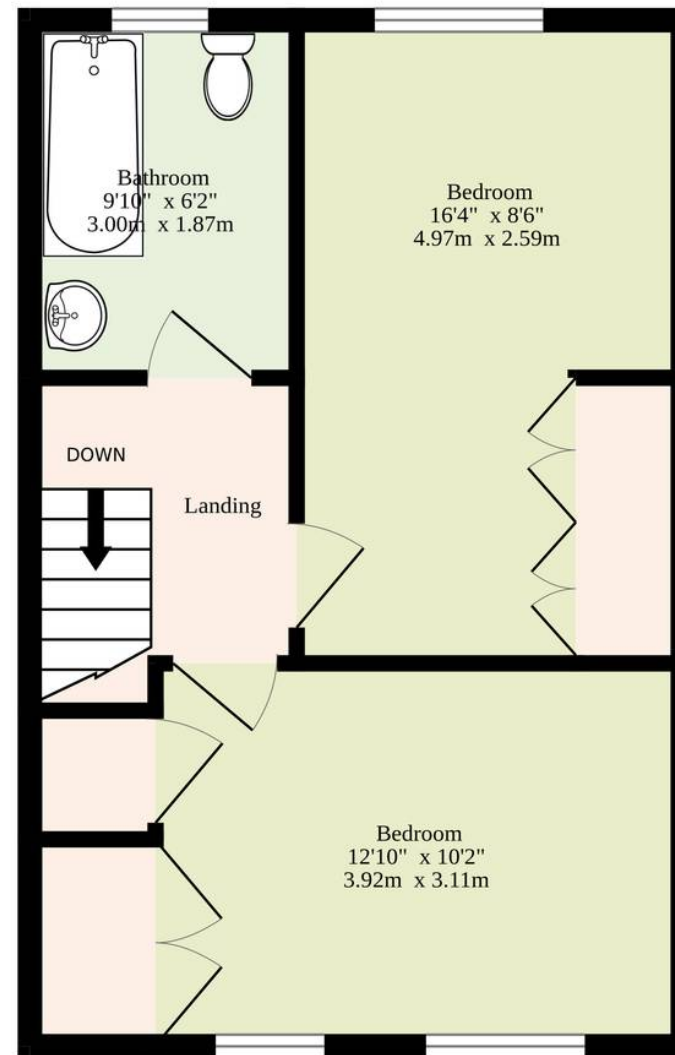
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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



1st Floor
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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
Property Consultant

Minors & Brady
Your home, our market

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