



4 Maple Close, Martham

Great Yarmouth



Minors & Brady



## 4 Maple Close

Positioned in the sought-after village of Martham, this three-bedroom bungalow presents an excellent opportunity to enjoy life within the Broads National Park. Set back from the road, the property enjoys a sense of privacy and sits on a generous plot with plenty of potential. Inside, a welcoming entrance hall leads to a bright sitting room that opens through to a dining area, creating a spacious and versatile living environment. The adjoining kitchen provides scope for modernisation and reconfiguration to suit individual tastes. There are three comfortable bedrooms and a family bathroom, completing the practical and well-balanced layout. Outside, the good-sized garden is mainly laid to lawn with mature shrubs and planting, offering a peaceful and private outdoor space. A driveway to the side provides convenient off-road parking. In need of some updating, this property represents a fantastic chance to create a home tailored to your own style in a quiet and well-connected Norfolk village.

- Three-bedroom detached bungalow in the desirable village of Martham
- Peaceful setting within the Broads National Park
- Spacious sitting room flowing into a separate dining area with two distinct zones
- Well-proportioned kitchen offering scope for modernisation or reconfiguration
- Three comfortable bedrooms, providing flexible accommodation
- Family bathroom serving all bedrooms
- Generous garden plot, mainly laid to lawn with mature shrubs and planting
- Private driveway providing convenient off-road parking
- Set back from the road, offering privacy and a sense of space
- Excellent potential for updating and personalisation to create a home to your own taste







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## 4 Maple Close

Martham, Great Yarmouth

### The Location

Placed within the Broads National Park, the village of Martham enjoys a lovely rural setting about 9.3 miles northwest of Great Yarmouth and 19 miles from Norwich. It's a well-served village with an attractive village green and pond, adding to its traditional Norfolk charm.

Martham offers a good range of local amenities including shops, schools, a doctor's surgery, a public house, and a library, making day-to-day living convenient and community focused.

There are regular bus services to nearby towns, and good access to the A47, providing easy routes to both the coast and the city. The nearby coastal village of Winterton-on-Sea is around three miles away, known for its wide sandy beach and dunes, as well as the chance to see seals along the shoreline at certain times of year. With the Broads waterways close by, Martham is well placed for anyone who enjoys walking, boating, or exploring the Norfolk countryside.



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### Maple Close, Martham

Placed in the peaceful village of Martham, this charming three-bedroom bungalow offers a wonderful opportunity for those seeking a quiet lifestyle in a picturesque setting. Set back from the road, the property enjoys a sense of privacy and space, with a generous garden plot and parking conveniently located on a driveway to the side.

Upon entering, you are welcomed into a spacious entrance hall that leads through to the sitting room, a comfortable and light-filled space perfect for relaxation. The sitting room flows seamlessly into a dining area, creating two distinct zones ideal for both everyday living and entertaining.

The kitchen sits adjacent, offering potential for reconfiguration or updating to suit modern tastes.

The bungalow features three well-proportioned bedrooms, each providing flexibility for use as sleeping accommodation, a study, or hobby room. A family bathroom serves the property, completing the practical layout.

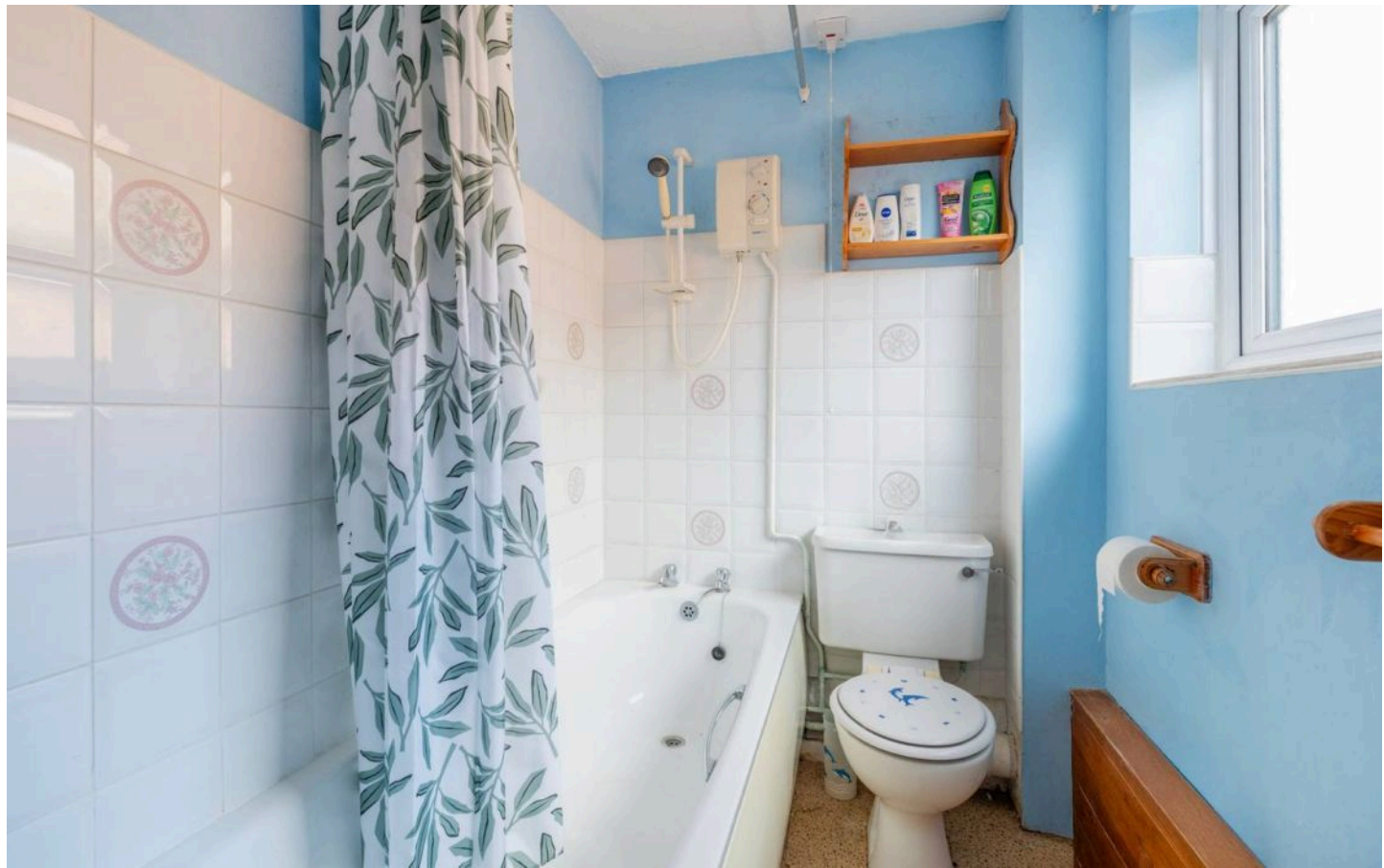
Outside, the property stands on a good-sized garden plot, mainly laid to lawn and bordered with mature shrubs and plants. The outdoor space provides plenty of scope for gardening enthusiasts or those wishing to extend or landscape further (subject to any necessary consents).

While the bungalow would benefit from some modernisation, it presents an excellent opportunity to create a comfortable home tailored to your own style. Situated in a quiet and desirable village location, this property combines potential and a lovely sense of space — making it an appealing choice for a range of buyers.

### Agents Note

Sold Freehold

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



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Ground Floor  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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# Dreaming of this home? Let's make it a reality



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*Meet Lauren*  
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