



1 Oxford Way, Martham

Great Yarmouth



Minors & Brady

1 Oxford Way

Martham, Great Yarmouth

Set within the popular Broadland village of Martham, this extended end-terrace home perfectly balances comfort, practicality, and a relaxed village lifestyle. The property opens with a welcoming porch leading into a bright and spacious sitting room, ideal for everyday living or entertaining. The well-planned kitchen is fitted with modern cabinetry and integrated appliances, complemented by a handy utility room. A large conservatory extends the living space, offering a light-filled setting for dining or enjoying views across the private wrap-around garden, complete with lawn, decked terrace, and side patio. Upstairs, two generous double bedrooms and a classic bathroom provide comfort and privacy. With off-road parking, a detached garage/workshop, and easy access to local amenities, countryside walks, and the Norfolk Broads, this is a home that delivers both lifestyle and convenience in equal measure.



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1 Oxford Way

Martham, Great Yarmouth

- Extended end-terrace residence located in the popular Broadland village of Martham
- Perfect choice for first time buyers, small families or investors
- Spacious, light-filled sitting room inviting relaxation and entertaining
- Kitchen fitted with a range of cabinetry, an integrated oven, a built-in dishwasher, a fridge/freezer and a functional utility room for laundry appliances
- A large conservatory that extends the reception space, perfect for your dining set-up, whilst offering panoramic views of the garden
- Two double bedrooms providing comfort and privacy
- Bathroom comprising of a classic three-piece suite
- A privately enclosed, wrap-around garden featuring a side patio, a decked terrace for seating arrangements and a laid to lawn
- Front and side driveway providing off-road parking and a detached garage/workshop for storage options
- Close to local amenities, nearby towns and the scenic coast



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Location

Oxford Way is a residential street situated in the Broadland village of Martham, a charming village set within the Norfolk Broads. The street lies within walking distance of the village centre, where residents can find a small cluster of local shops, including a convenience store, a post office, a butcher, and independent services such as a hair salon and a florist. Martham Primary Academy serves younger children within the village, while older students typically travel to nearby towns such as Great Yarmouth or Acle for secondary schooling. Transport links are convenient for a village setting: regular bus services connect Martham with Great Yarmouth and Norwich, and road access via the B1152 and A47 allows straightforward travel across Norfolk.

The village is approximately 10 minutes' drive from the east coast beaches at Hemsby and Winterton-on-Sea, making coastal trips easy. Martham's location also offers close proximity to the Broads, providing opportunities for boating, walking, and other outdoor pursuits. Nearby towns include Great Yarmouth to the south and Norwich about 18 miles west-north-west, giving residents a balance of quiet village life with access to larger town amenities. Oxford Way thus combines the appeal of a peaceful residential street with everyday convenience and leisure options on the doorstep.



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Step through the porch entrance, a convenient space for coats and outdoor wear, and into the spacious, light-filled sitting room, a welcoming area designed for both relaxing evenings and sociable gatherings. The room's generous proportions and natural light create a calm, inviting atmosphere that instantly feels like home.

The kitchen is thoughtfully fitted with a comprehensive range of cabinetry, an integrated oven, built-in dishwasher, and fridge/freezer, perfect for home cooks who value both function and design. Beyond lies a useful utility room, providing space for laundry appliances and additional storage.

An impressive conservatory extends the living accommodation, offering an adaptable space ideal for dining, entertaining, or simply enjoying views of the garden throughout the seasons.

Upstairs, you'll find two double bedrooms, each providing a sense of comfort and privacy, along with a classic three-piece bathroom suite.

Outside, the property truly comes into its own. The privately enclosed, wrap-around garden features a decked terrace perfect for outdoor seating, a neatly laid lawn, and a side patio complete with an outside tap and decorative raised brick planter. There's also a side access gate, adding both practicality and convenience.

To the front and side, a driveway provides ample off-road parking, while a detached garage/workshop offers additional storage or hobby space, a rare advantage for a home of this style.

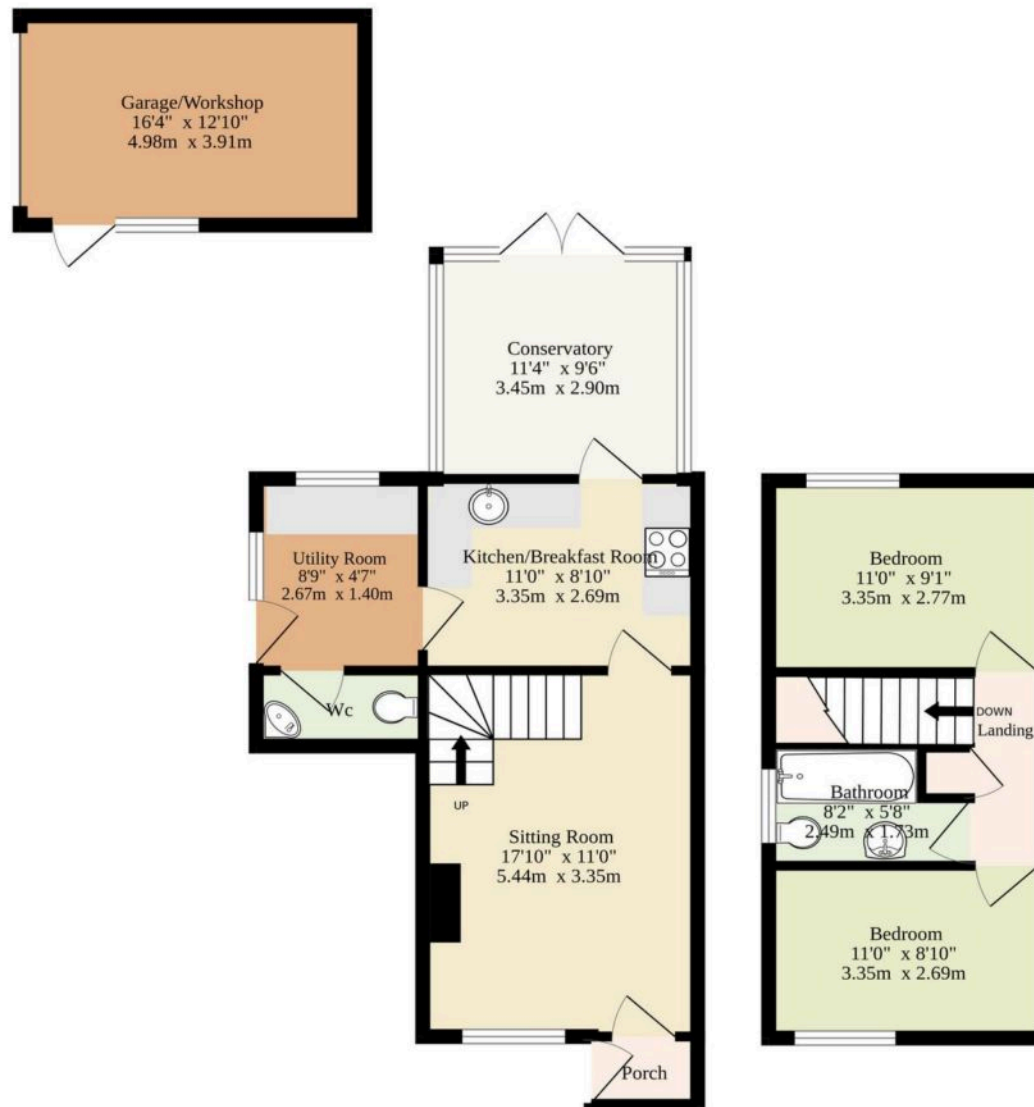
Set within a friendly and well-connected community, this charming home combines the peace of village living with easy access to local amenities, scenic countryside walks, and the Norfolk Broads, offering a lifestyle that's both relaxed and well-balanced.

Set within the popular Broadland village of Martham, this extended end-terrace home perfectly balances comfort, practicality, and a relaxed village lifestyle. The property opens



Ground Floor
662 sq.ft. (61.5 sq.m.) approx.

1st Floor
258 sq.ft. (24.0 sq.m.) approx.



Total Sqft Includes The Garage/Workshop

TOTAL FLOOR AREA : 920 sq.ft. (85.5 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?

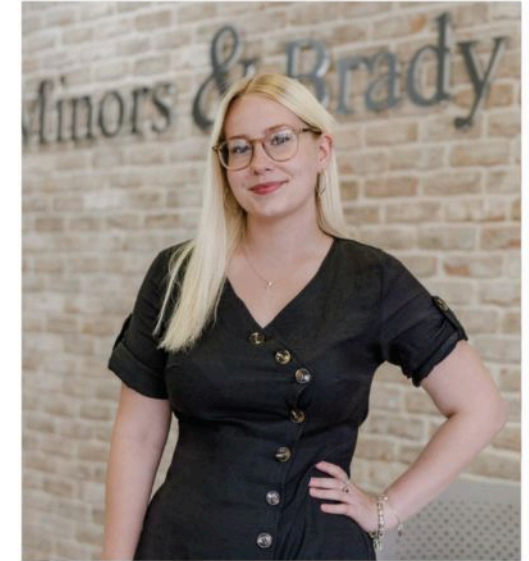
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Meet *James*
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Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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