



13 Clarendon Drive, Martham
Great Yarmouth



Minors & Brady

13 Clarendon Drive

Set within a peaceful cul-de-sac, this modernised semi-detached home offers a calm and family-friendly lifestyle. The lounge provides a comfortable space to relax, while the kitchen and dining area work well for everyday living and social occasions. Three well-proportioned bedrooms give flexibility for family life, guests, or home working. The bathroom is cleanly finished and practical for daily use. Generous front and rear gardens create space for outdoor enjoyment and entertaining. A garage, allocated parking, double glazing, and electric heating add everyday convenience to this well-located home.

- Semi-detached family home positioned in a quiet and sought-after cul-de-sac location
- Tastefully modernised throughout, offering a comfortable and well-balanced living environment
- Welcoming lounge providing a bright and relaxing space for everyday living
- Kitchen with built-in appliances and adjoining dining area, ideal for family meals and entertaining
- Three well-proportioned bedrooms offering flexibility for families, guests, or home working
- Contemporary bathroom suite designed for practical day-to-day use
- Generous front and rear gardens, providing ample outdoor space for leisure and socialising
- Double-glazed windows throughout, enhancing comfort and energy efficiency
- Electric heating system serving the property
- Garage and allocated parking, offering convenient and secure vehicle storage





M&B

13 Clarendon Drive

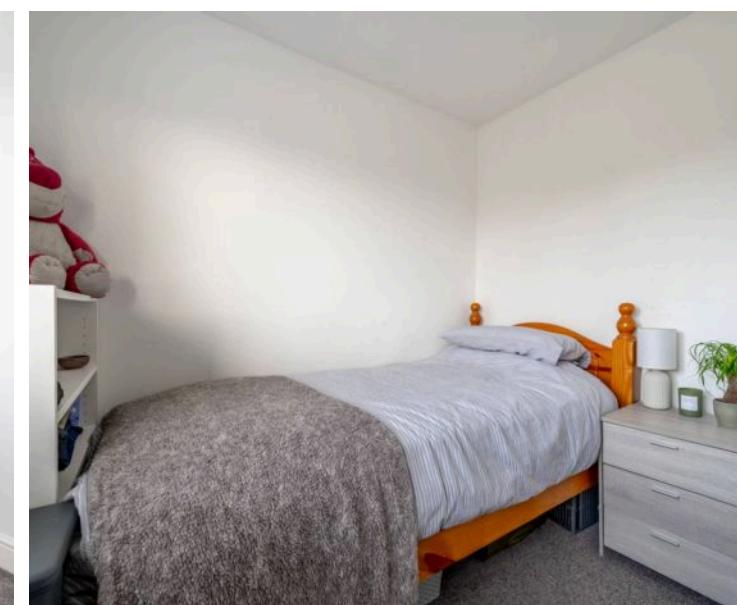
Martham, Great Yarmouth

The Location

Clarendon Drive is located in the popular and well-established village of Martham, offering a peaceful, community-focused environment that appeals to families and those seeking a quieter pace of life. The village is well served by a range of local amenities, including convenience shops, a pharmacy, schools, medical facilities, and recreational spaces, all contributing to its strong sense of community.

Martham is set within attractive Norfolk countryside and lies close to the Norfolk Broads, making it ideal for those who enjoy outdoor activities such as walking, cycling, and boating. The village is also within easy reach of the Norfolk coast, with sandy beaches and coastal villages just a short drive away.

Despite its rural feel, Martham benefits from good transport links to nearby towns including Great Yarmouth, Norwich, and Lowestoft, providing access to wider shopping, employment, and leisure opportunities. This combination of village charm, surrounding natural beauty, and everyday convenience makes Martham a consistently sought-after location.



13 Clarendon Drive

Martham, Great Yarmouth

Clarendon Drive, Martham

This well-presented semi-detached family home is situated in a quiet cul-de-sac location, offering a pleasant residential setting ideal for families or first-time buyers. The property is tastefully modernised throughout and provides comfortable, well-balanced accommodation.

The ground floor comprises an entrance lobby leading into a spacious lounge, which offers a welcoming living area with good natural light.

To the rear of the property is a fitted kitchen with built-in appliances, opening into a dining area that is well suited for everyday family use and entertaining.

On the first floor, the landing gives access to three well-proportioned bedrooms and a contemporary bathroom suite. Each room is neutrally finished, allowing a purchaser to personalise the space to their own taste.

Externally, the property benefits from generous front and rear gardens, providing ample outdoor space. Additional features include electric heating, double-glazed windows throughout, a garage, and allocated parking.

Early viewing is recommended to fully appreciate the accommodation and location on offer.

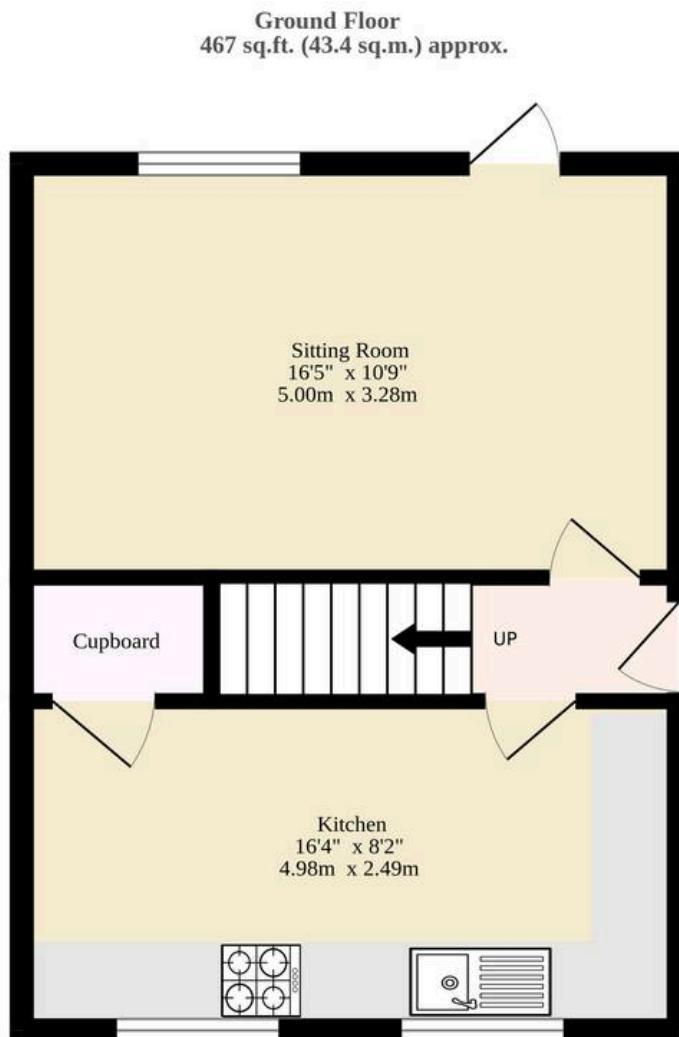
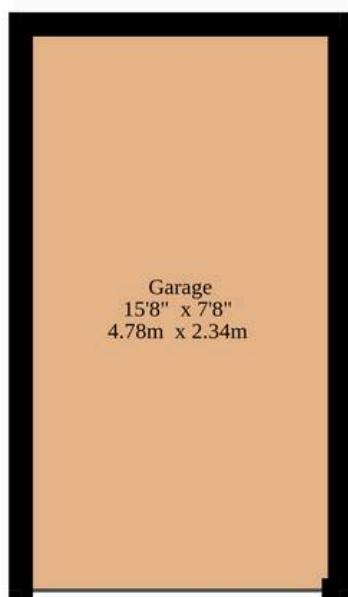
Agents Note

Sold Freehold

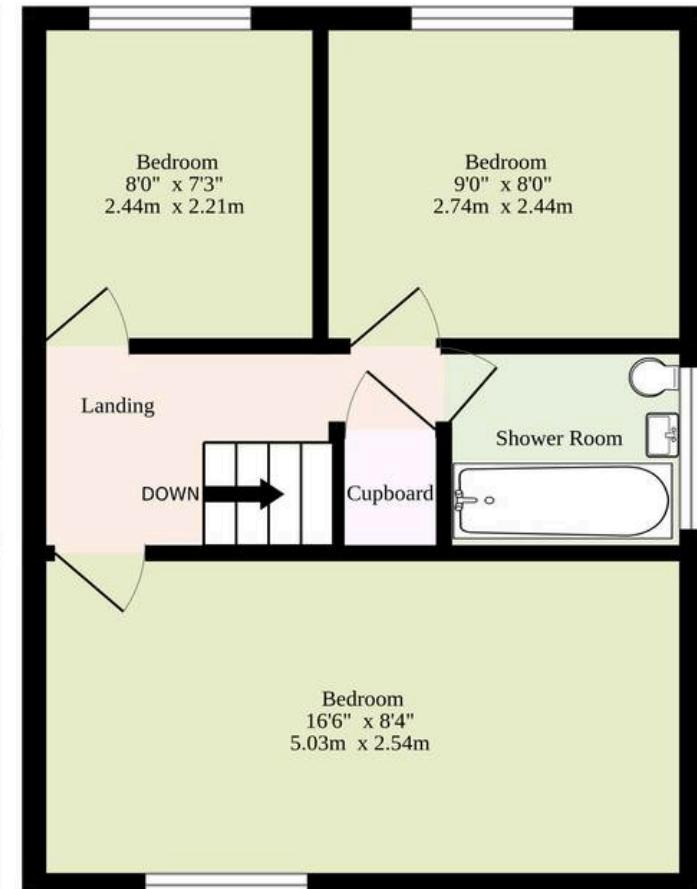
Electric Heating



Ground Floor
467 sq.ft. (43.4 sq.m.) approx.



1st Floor
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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