



5 Portobello Drive, Martham  
Great Yarmouth

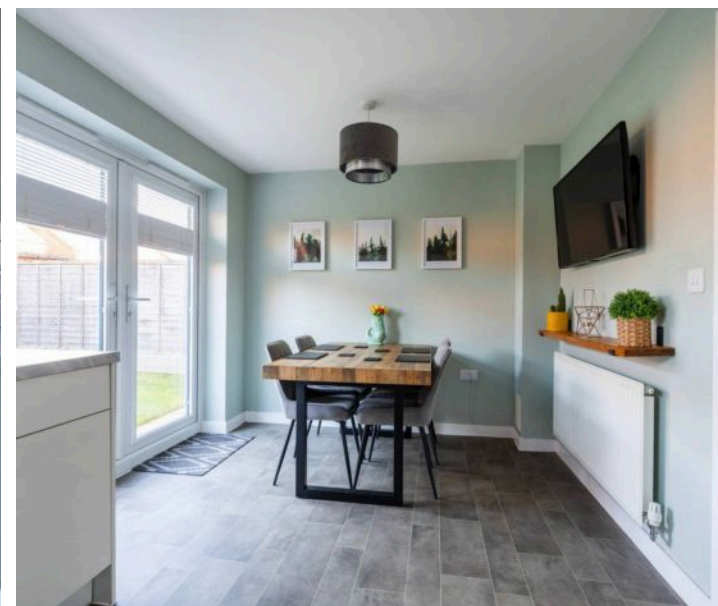


Guide Price  
Minors & Brady



This charming home combines modern comfort with a welcoming atmosphere, perfect for families or professionals alike. Sunlight fills the spacious lounge, creating a warm and inviting space, while the well-equipped kitchen and dining area make entertaining effortless. Upstairs, the master bedroom offers a private en-suite, complemented by two additional versatile bedrooms and a family bathroom. The enclosed garden provides a quiet setting for relaxing or dining outdoors, while off-road parking adds convenience for residents and guests. Thoughtful touches like built-in storage, double glazing, and electric heating ensure everyday comfort. Energy-efficient solar panels help keep running costs down, blending sustainability with style. With its blend of practicality, comfort, and modern living, this property is ready to welcome its next owners.

- Bright and spacious lounge filled with natural light
- Modern kitchen with ample cupboards and counter space
- Seamless dining area perfect for family meals or entertaining
- Private master bedroom with stylish en-suite shower
- Two versatile additional bedrooms ideal for children, guests, or a home office
- Welcoming entrance hall with convenient guest WC
- Family bathroom with a relaxing bath
- Enclosed garden with patio for outdoor dining and leisure
- Off-road parking with three allocated spaces for convenience
- Energy-efficient features including double glazing, electric heating, and solar panels







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## 5 Portobello Drive

Martham, Great Yarmouth

### The Location

Located in a popular village, this property sits on a quiet and well-maintained street, offering a peaceful and community-focused setting. The area features a range of family homes and green spaces, creating an inviting atmosphere. Martham offers a range of local shops, schools, and recreational facilities all within walking distance, making it ideal for families and those seeking convenience. The village is well-served by public transport, providing easy access to nearby towns and the Norfolk Broads for those who enjoy outdoor activities.

### Portobello Drive, Martham

Step inside to a welcoming entrance hall, with a handy WC nearby for guests. The spacious lounge feels warm and inviting, thanks to large windows that let in plenty of natural light. A built-in cupboard adds extra storage for everyday essentials.

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## 5 Portobello Drive

Martham, Great Yarmouth

The modern kitchen comes with plenty of cupboards and counter space, flowing easily into the dining area, perfect for family meals or entertaining friends. Double doors lead out to the enclosed garden, a peaceful spot to relax or enjoy some outdoor time.

Upstairs, the landing offers additional storage, and there are three comfortable bedrooms. The master bedroom has its own en-suite shower, giving a private retreat.

The second bedroom is generous in size and versatile, while the third is ideal for a child's room or home office.

The family bathroom includes a bath, adding convenience for everyone. The home is fitted with electric heating and double glazing throughout, keeping it comfortable all year round.

Outside, the enclosed garden comes with a patio, perfect for dining or soaking up the sun. Off-road parking is available with three allocated spaces, making life easier for residents and visitors alike. On top of that, the property has solar panels, helping to keep energy use efficient.

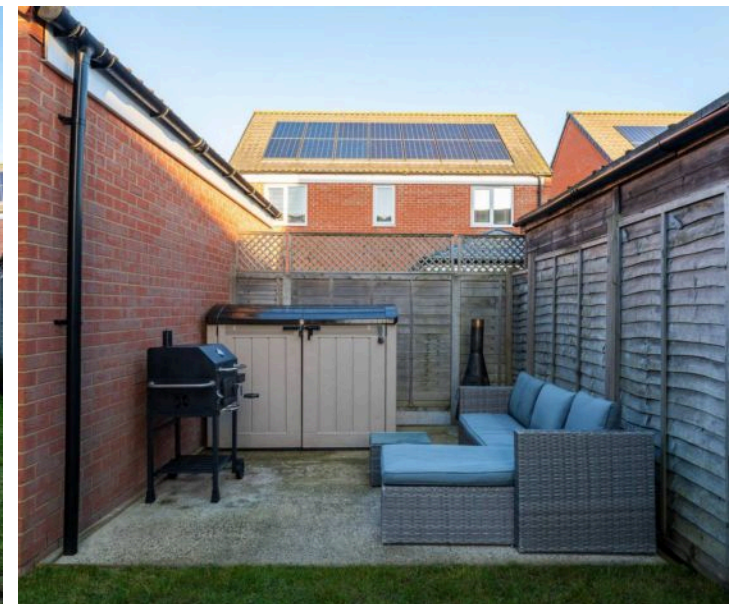
### Agents Note

Sold Freehold

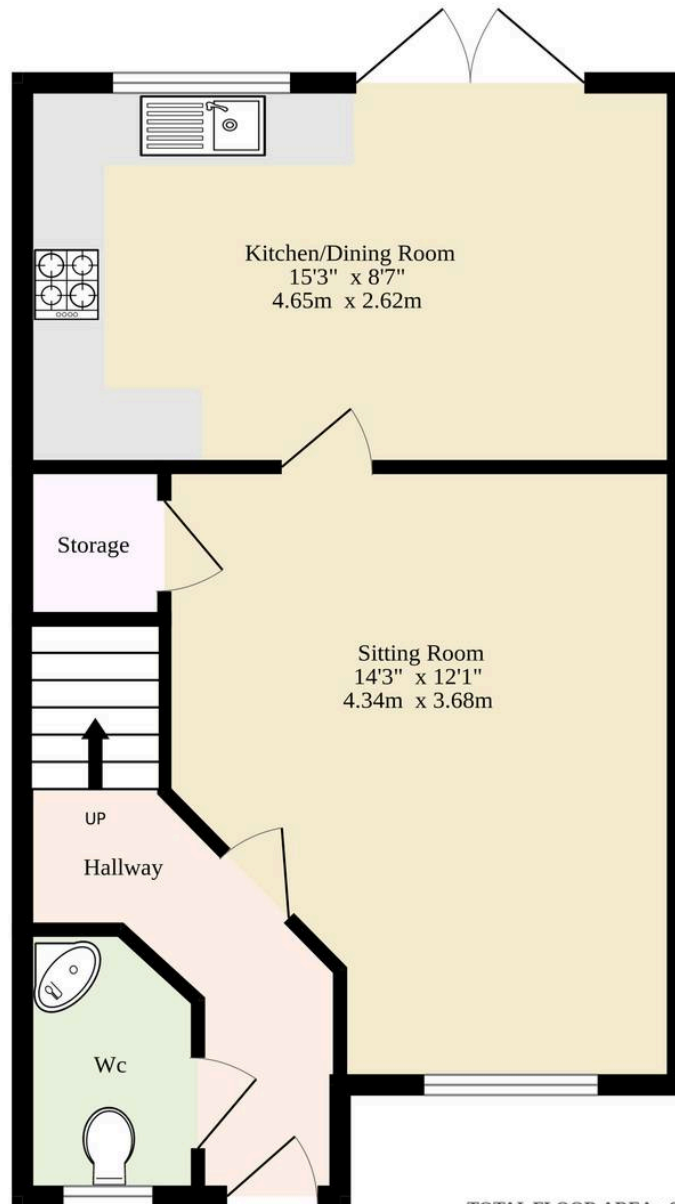
Connected to mains water, electricity and drainage - solar panels/energy

Maintenance: £147 paid annually - please note this may increase year by year.

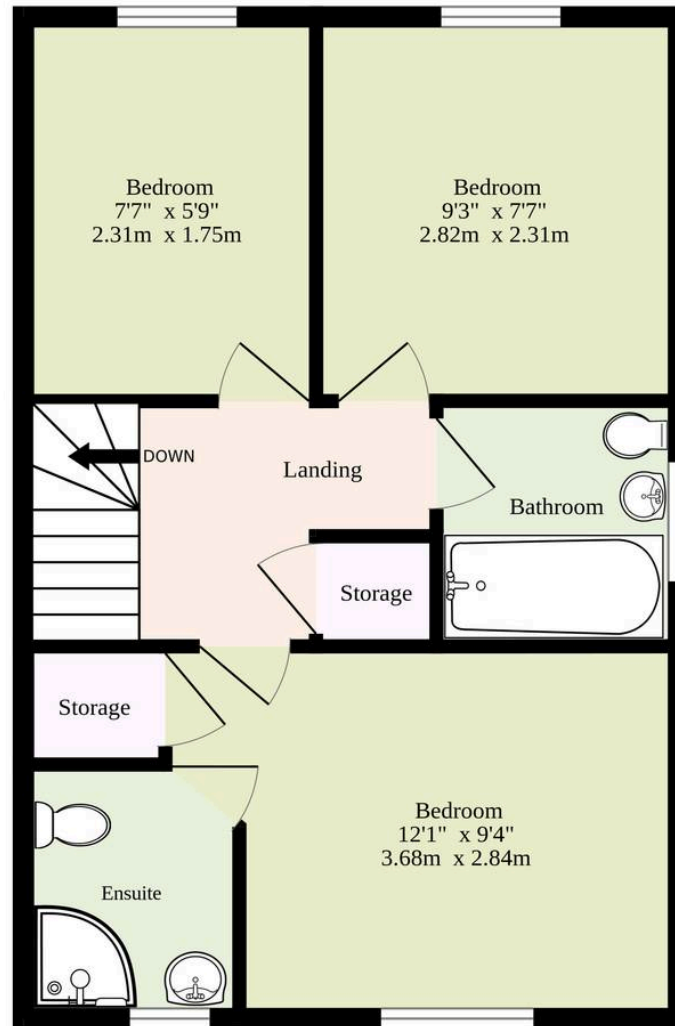
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**Ground Floor**  
321 sq.ft. (29.8 sq.m.) approx.



**1st Floor**  
354 sq.ft. (32.9 sq.m.) approx.



**TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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