



30 Damgate Lane, Martham

Great Yarmouth



Minors & Brady

# 30 Damgate Lane

Martham, Great Yarmouth

Offering well maintained and spacious accommodation throughout, this beautifully presented detached bungalow is situated on Damgate Lane within the popular Broadland village of Martham, set in the Norfolk Broads National Park. The property features a generous lounge with French doors opening onto the enclosed rear garden, a contemporary fitted kitchen with integrated appliances and a separate utility room providing additional practical space. Two well proportioned double bedrooms both benefit from built in storage and are served by a well appointed bathroom with both a panelled bath and separate shower. Outside, the home enjoys a lawned rear garden with a patio seating area, while a driveway provides off road parking and leads to a garage offering further storage. Martham is a well served village with a range of everyday amenities including local shops, a supermarket, cafés, a pharmacy and a doctors surgery.

## Location

Damgate Lane is situated within the popular Broadland village of Martham, a well served community set within the Broads National Park. The village offers a range of everyday amenities including local shops, a supermarket, cafés, a pharmacy, doctors surgery, and well regarded primary and high schools. Martham is also known for its access to the Norfolk Broads, with nearby Martham Broad providing opportunities for walking, wildlife watching, and boating. The coastal town of Great Yarmouth is approximately 9 miles away, offering a wider range of shopping, leisure facilities, and sandy beaches, while the historic city of Norwich is around 19 miles away with extensive retail, dining, and rail links. The surrounding countryside and waterways create an attractive setting while still providing convenient access to larger towns and key services.

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## Damgate Lane, Martham

Stepping inside, a bright entrance hall welcomes you with tiled flooring and a built in storage cupboard, while glazing around the entrance door allows natural light to fill the space. From here, doors lead through to the main living areas and bedrooms.

The lounge is positioned towards the rear of the home and provides a generous living space with a calm, comfortable feel. A large window sits alongside French doors which open directly onto the garden, allowing plenty of natural light while creating an easy connection with the outside. Carpet flooring and recessed ceiling lighting complete the room, while underfloor heating adds an additional touch of comfort.

Just off the hall, the kitchen has been fitted with a contemporary range of high gloss wall and base units paired with complementary work surfaces and tiled splashback. Integrated appliances include an electric oven, ceramic hob with extractor above and a dishwasher, alongside a chrome sink with swan neck tap. Tiled flooring runs throughout and glazed doors open out onto the patio and garden beyond.

A separate utility room provides further fitted units with work surface and stainless steel sink, together with space and plumbing for a washing machine. A window to the side allows natural light while adding ventilation.

A separate WC is also located nearby, providing additional convenience.



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Two well proportioned double bedrooms are located off the hallway. The principal bedroom enjoys a front aspect and includes a built in cupboard for storage. The second bedroom is equally generous in size and benefits from windows to both the front and side aspects, allowing light to enter throughout the day.

Completing the accommodation, the bathroom is fitted with a white suite comprising a panelled bath, corner shower cubicle, hand basin and WC. Tiled walls surround the bath and shower areas, while a frosted window provides natural light with privacy.

Outside, the enclosed rear garden offers an attractive and well maintained outdoor setting. A paved patio sits directly outside the kitchen, providing space for seating before stepping onto a lawned garden with planted borders and young trees. Timber fencing encloses the garden, creating a defined and private outdoor space.

To the front, the property is approached via a driveway which provides off road parking and leads to a garage. A lawned garden with established planting sits behind a low boundary wall, giving the home a welcoming street presence.

## Agents notes

Sold freehold, connected to main services, water, electricity and drainage.

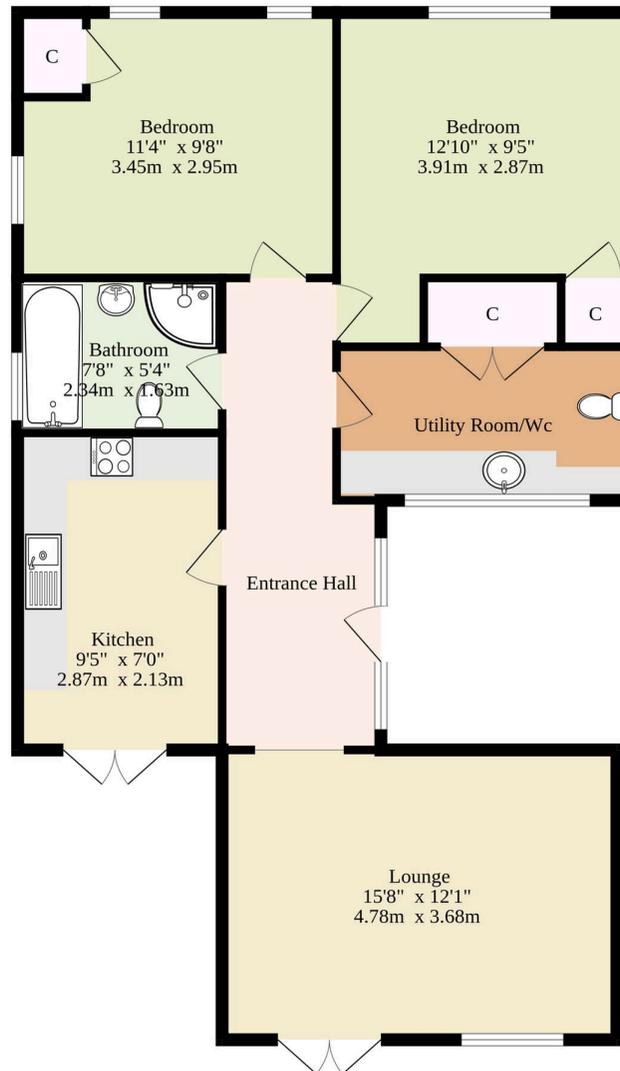
Oil-Fired Central Heating

Council Tax Band- B

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Ground Floor  
706 sq.ft. (65.6 sq.m.) approx.



Sqft Excludes The Hallway

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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