



12 Cromwell Close, Martham

Great Yarmouth



Minors & Brady

12 Cromwell Close

Martham, Great Yarmouth

Set within a quiet cul-de-sac in the coastal village of Martham, this semi-detached home enjoys a pleasant outlook over the communal green and offers a bright, versatile interior designed for modern living. The open-plan living and dining area provides a naturally light and welcoming space, while the well-equipped kitchen balances practicality with a comfortable environment for family life or entertaining. Three bedrooms offer privacy and adaptability, with the third room easily used as a home office, nursery, or dressing room to suit individual needs. Outside, the property features a private, well-maintained garden with a patio and lawn, alongside a neat front garden and allocated parking in front of the en-block garage, providing convenience and additional storage. Ideal for first-time buyers, small families, or investors, the home combines functional, adaptable interiors with the charm of village life, offering easy access to local amenities, scenic walks, and the Norfolk coast, all within a welcoming and accessible community setting.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.

Please note that the solar panels may be removed.



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- Semi-detached residence positioned down a quiet, residential cul-de-sac in the coastal village of Martham, Norfolk
- Overlooks the communal green at the front of the residence
- Suitable option for first-time buyers, small families or investors, looking for a well-presented home that can easily adapt to your preferences and style
- Spacious, open-plan living/dining room that creates an effortless flow for everyday living and entertaining
- Kitchen fitted with modern units, a freestanding oven, plumbing for washing appliances and space for a tall fridge/freezer
- Three bedrooms offering comfort and privacy, with a flexible third bedroom that can be a home office, dressing room or a nursery
- Family bathroom comprising of a classic three-piece suite
- A private, well-maintained garden featuring a patio for seating, a laid to lawn and a storage shed
- Allocated parking in-front of the en-block garage, providing storage options



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Martham

Cromwell Close is a quiet residential street in the coastal village of Martham, Norfolk, offering a balance of village charm and practical convenience. Local amenities in Martham include independent shops along The Green, a post office, a hairdresser, a florist, cafés, and a couple of pubs, providing everyday essentials and a strong sense of community. For larger supermarkets, residents often travel a short drive to Hemsby, where there is a Co-op and a small Lidl, or to Caister-on-Sea, which has a Morrisons and a Tesco Express, all within roughly 10–15 minutes' drive.

Education is served by Martham Primary & Nursery School for younger children, with secondary pupils attending Flegg High Ormiston Academy or schools in nearby villages. Rollesby Primary School in Rollesby is another accessible option for primary-aged children.

Transport links reflect the village's rural setting: bus services connect Martham to Norwich and the coastal towns, and the B1152 links to the A47 for regional travel. The nearest mainline railway station is at Great Yarmouth, about 9 miles south.

The lifestyle around Cromwell Close blends village living with easy access to nature and the coast. The Norfolk Broads are close by, offering walking, boating, and wildlife activities, while the beaches at Hemsby and Winterton-on-Sea are just a short drive away, making coastal recreation convenient for residents.



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Situated in a peaceful, residential cul-de-sac within the charming coastal village of Martham, Norfolk, this semi-detached home enjoys an enviable position overlooking the communal green at the front of the property. Perfectly suited to first-time buyers, small families or investors, the property presents a versatile and well-presented living space that can be adapted to suit a variety of lifestyles, complemented by the added benefit of energy-efficient solar panels.

A welcoming entrance hall leads into the heart of the home, immediately conveying a sense of space and light. The bright, airy interior flows effortlessly into a generous open-plan living and dining area, designed to accommodate both everyday life and entertaining. Large windows invite the natural surroundings inside, creating a warm and inviting atmosphere that is both functional and comfortable.

The kitchen is thoughtfully appointed with modern units and practical workspaces. It features a freestanding oven and includes plumbing for washing appliances, as well as provision for a tall fridge/freezer, making it ideal for a contemporary family lifestyle. Its layout allows for ease of movement and connectivity with the adjoining living areas, ensuring a harmonious balance between culinary preparation and socialising.



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Upstairs, three bedrooms provide a combination of comfort and privacy. The third bedroom is particularly flexible, offering potential as a home office, dressing room, or nursery, depending on the buyer's requirements. The family bathroom is equipped with a classic three-piece suite, maintaining a timeless appeal while offering practicality for day-to-day use.

Externally, the property benefits from a private, well-maintained garden to the rear, featuring a patio area perfect for al fresco dining or relaxing with friends and family, alongside a neatly tended lawn and a storage shed. The front garden is equally well cared for, enhancing the property's kerb appeal. Parking is allocated in front of the en-block garage, providing both convenience and additional storage options.

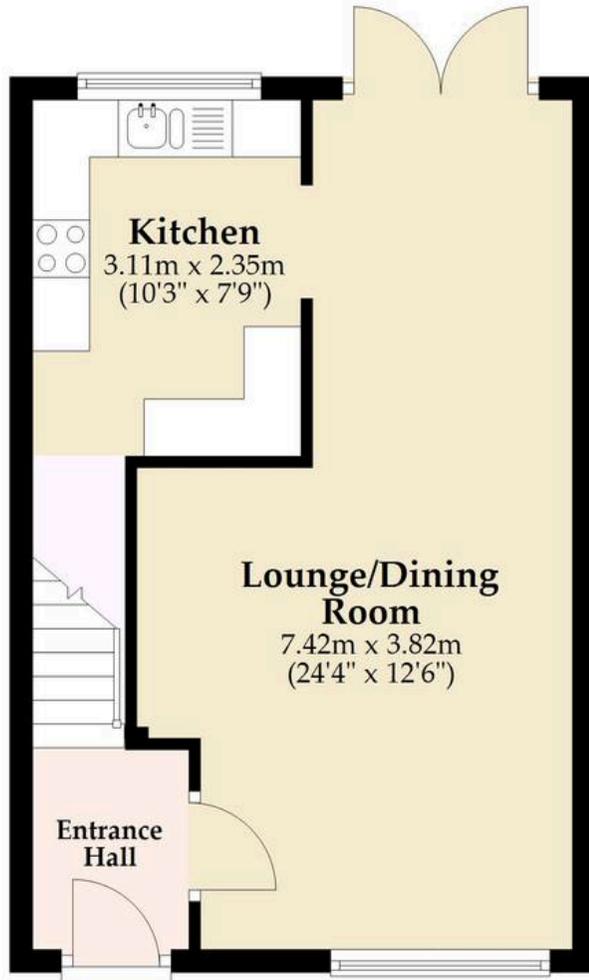
This semi-detached residence represents a considered choice for anyone looking to embrace a relaxed Norfolk lifestyle without compromising on practicality or style. With its light-filled interiors, flexible living spaces, and well-proportioned gardens, it offers a welcoming environment in which to create lasting memories.



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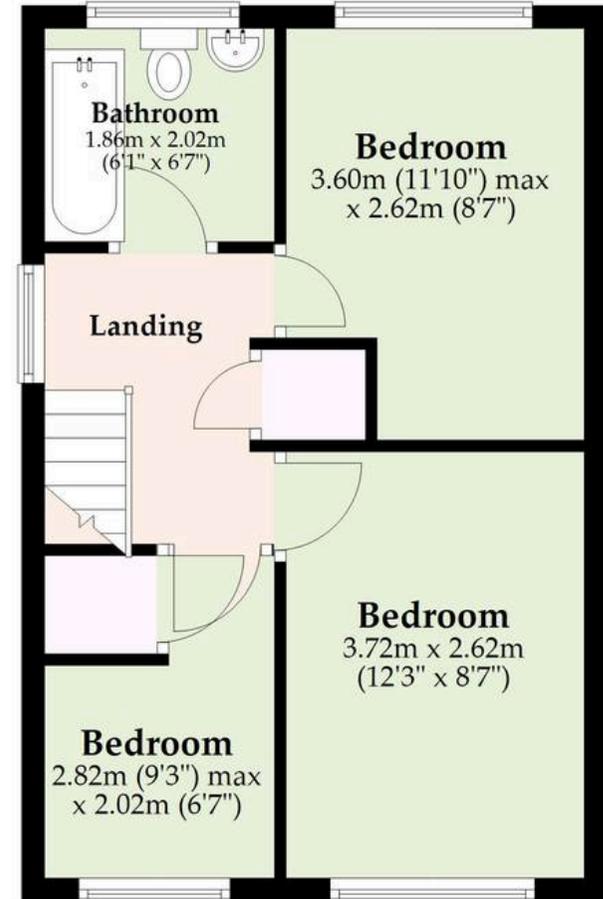
Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 69.1 sq. metres (744.2 sq. feet)

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.

Plan produced using PlanUp.

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