



4 Marten Close Staithe Road, Martham

Great Yarmouth



Minors & Brady

4 Marten Close Staithe Road

Martham, Great Yarmouth

Set at the end of a quiet cul-de-sac in Martham, this detached home offers a bright and welcoming environment perfectly suited to family life. Light-filled interiors flow effortlessly from the living room into the dining area and conservatory, while the modern kitchen, under-floor heating, and air source heating provide comfort and convenience throughout. Four bedrooms, including a principal suite with en-suite, ensure space and privacy, while the private garden, paved patio, driveway, and detached garage extend the living outdoors. Close to local amenities and the North Norfolk coast, the property balances practical family living with a relaxed, village lifestyle.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Air source heating system.

Underfloor heating.



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- Detached residence positioned down a quiet cul-de-sac in the coastal village of Martham
- Turn-key condition, showcasing a bright and welcoming interior that can easily adapt to your families preferences and style
- Air source heating system and under-floor heating
- Spacious living room with French doors that open into the dining room, creating an effortless flow for everyday living and entertaining
- Kitchen equipped with modern units, a stylish rangemaster oven, an integrated dishwasher, a washing machine and a fridge/freezer
- Beautiful, light-filled conservatory that extends the reception space and offers panoramic views of the garden
- Four bedrooms offering comfort and privacy, one of which benefiting from a private en-suite shower room
- Family bathroom comprising of a three-piece suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and established beds, with side access into the garage
- A paved driveway providing off-road parking and a detached garage for storage use



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Martham

Marten Close is a quiet residential cul-de-sac located off Staithe Road in the coastal village of Martham, Norfolk. The road sits toward the southern edge of the village, within easy reach of the village centre, making it convenient for daily errands while retaining a sense of calm and privacy. Local shops along Staithe Road and in the nearby village centre include a Co-op convenience store, a bakery, a small newsagent, and a few independent retailers, providing residents with essential provisions and a touch of local character.

For families, schooling is accessible. Martham Academy & Nursery serves the younger children, just a short distance away, while secondary education is available at Flegg High School in nearby Martham. Other primary school options such as Rollesby Primary School are within a few miles, making the area practical for households with children.

Transport links are modest but sufficient for a rural setting. Local bus routes connect Martham to Great Yarmouth and surrounding villages, while the B1152 and A149 provide road access toward Norwich and the Norfolk coast. The village is primarily car-reliant for longer journeys, but its compact layout means most amenities are within a short drive or cycle.



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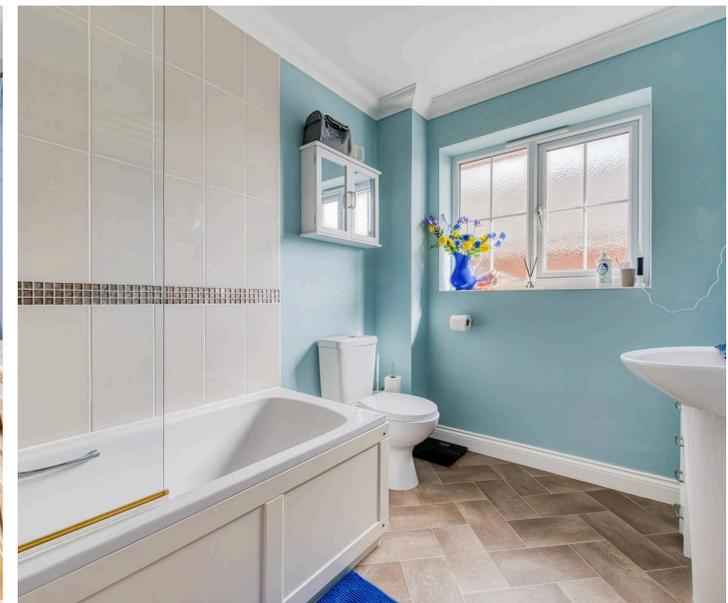
Martham, Great Yarmouth

Down a quiet cul-de-sac in the coastal village of Martham, this detached residence offers a turn-key home in excellent condition. Its bright and welcoming interior provides flexible living spaces that can easily adapt to a family's preferences and style.

The entrance hall sets a warm and inviting tone, leading to a spacious living room that opens through French doors into the dining area. This creates a seamless flow between the spaces, perfect for everyday living or hosting guests. The kitchen has been thoughtfully designed with modern units and features a stylish Rangemaster oven, integrated dishwasher, washing machine, and fridge/freezer, providing a practical and contemporary space for family life.

A standout feature of the ground floor is the light-filled conservatory with an insulated roof, which extends the reception space and offers clear views of the garden. It provides a serene setting to relax, entertain, or enjoy the outdoors from the comfort of inside.

The first floor offers four well-proportioned bedrooms, each providing privacy and comfort. The principal bedroom benefits from its own en-suite shower room, while the family bathroom features a three-piece suite designed with functionality in mind.



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Outside, the garden is private and well maintained, with a lawn and established beds creating a peaceful backdrop. A paved patio area allows for outdoor seating and dining, while side access leads directly to the detached garage. A driveway provides off-road parking and complements the garage, which can be used for storage or as a workspace.

The home is equipped with an air source heating system and under-floor heating, offering efficient and comfortable living throughout the year. Its ready-to-move-in condition ensures a smooth transition for the next owners.

Situated close to local amenities, the village centre, and the North Norfolk coast, this property offers a practical and versatile home in a sought-after location. The layout, natural light, and well-maintained garden make it well suited to family life while providing space for quiet moments and entertaining.



Ground Floor
576 sq.ft. (53.5 sq.m.) approx.

1st Floor
548 sq.ft. (50.9 sq.m.) approx.



Sqft Includes The Garage. Excludes The Conservatory.

TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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Senior Property Consultant



Meet *James*
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