



Minors & Brady
CAISTER-ON-SEA
FOR SALE
01493 85000

29 Ash Drive, Martham

Great Yarmouth



Minors & Brady

29 Ash Drive

Martham, Great Yarmouth

This newly built bungalow in the coastal village of Martham offers a relaxed, modern way of living, with a welcoming atmosphere that suits a wide range of buyers, from first-time buyers to downsizers and anyone seeking a comfortable single-level layout. Set within a friendly private estate, it presents smart kerb appeal with a well-kept frontage, brick-weave driveway and detached garage. Inside, the bright entrance hall leads into an open-plan kitchen, dining and living space designed for everyday ease and sociable gatherings, with French doors opening directly to the garden. Three well-proportioned bedrooms offer flexibility for a home office, dressing room or nursery, complemented by a private en-suite to the principal bedroom and a contemporary family bathroom. The landscaped garden provides a generous, private setting with a patio, terrace and side access to the garage, an inviting space to unwind and enjoy the beautiful surroundings.





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29 Ash Drive

Martham, Great Yarmouth

- Newly built detached bungalow proudly positioned within a friendly, private estate in the coastal village of Martham
- Suitable choice for first-time buyers, those looking to downsize, if you require a single-level layout or for families wanting a turn-key interior
- Kerb appeal with a maintained frontage, a brick-weave driveway providing off-road parking and a detached garage
- Open-plan kitchen/dining/living room creating an effortless flow for everyday living and entertaining, with French doors that open out to the garden
- Kitchen is equipped with modern cabinetry and a full-range of integrated appliances
- Three lovely-sized bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- Principal bedroom is complemented by a private en-suite with stylish fixtures and fittings, the remaining bedrooms share a contemporary family bathroom
- A private, landscaped garden that is a generous size, featuring a patio and a terrace for outdoor seating, along with a laid to lawn
- Easy access to village amenities and nearby towns, offering a wide range of shops, schools and transport links



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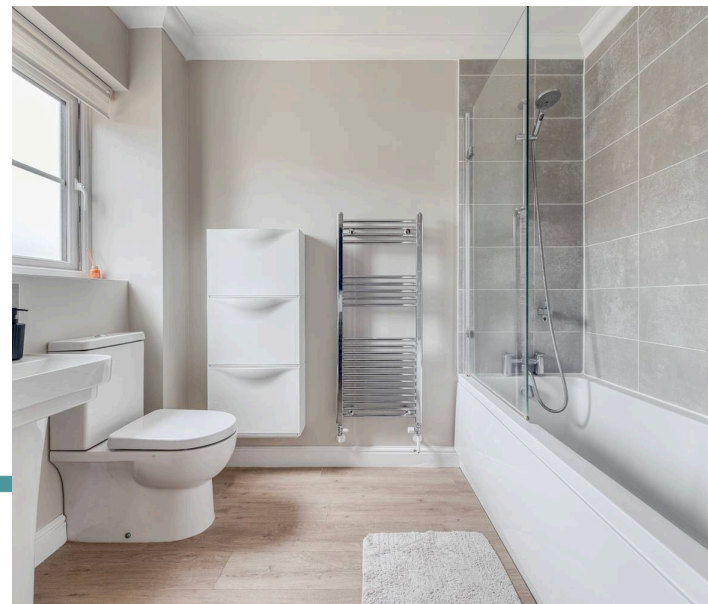
29 Ash Drive

Martham, Great Yarmouth

Martham

Ash Drive sits within a quiet residential pocket of Martham, a well-served coastal village set among open countryside and just a short drive from the wide sandy beach at Winterton-on-Sea. The village has a practical mix of day-to-day amenities including a convenience store, cafés, takeaways, a pharmacy and a medical centre, with larger options close by in Hemsby, Caister-on-Sea and Great Yarmouth. The nearest major supermarkets are Tesco Caister, Lidl Caister, Tesco Extra Great Yarmouth and Asda Great Yarmouth, all within straightforward driving distance.

Schooling is simple: Martham Primary & Nursery sits within the village, while Flegg High Ormiston Academy in nearby Somerton Road covers secondary education. Transport links are practical for a rural coastal setting, with regular bus services connecting Martham to Hemsby, Caister, Great Yarmouth and onward routes towards Norwich. Altogether, Ash Drive offers an easy, village-based lifestyle with countryside, coast and essential amenities all close at hand, making day-to-day living feel calm and convenient.



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29 Ash Drive

Martham, Great Yarmouth

The property enjoys strong kerb appeal with a well-kept frontage, a brick-weave driveway providing off-road parking and a detached garage.

Inside, a welcoming entrance hall introduces the home's bright and airy feel, complete with a useful storage cupboard. The open-plan kitchen, dining and living space forms the heart of the layout, creating an effortless flow for everyday living and entertaining. French doors open directly onto the garden, extending the space outdoors, while the kitchen features modern cabinetry and a full range of integrated appliances, including an oven, an induction hob, a dishwasher and a fridge/freezer.

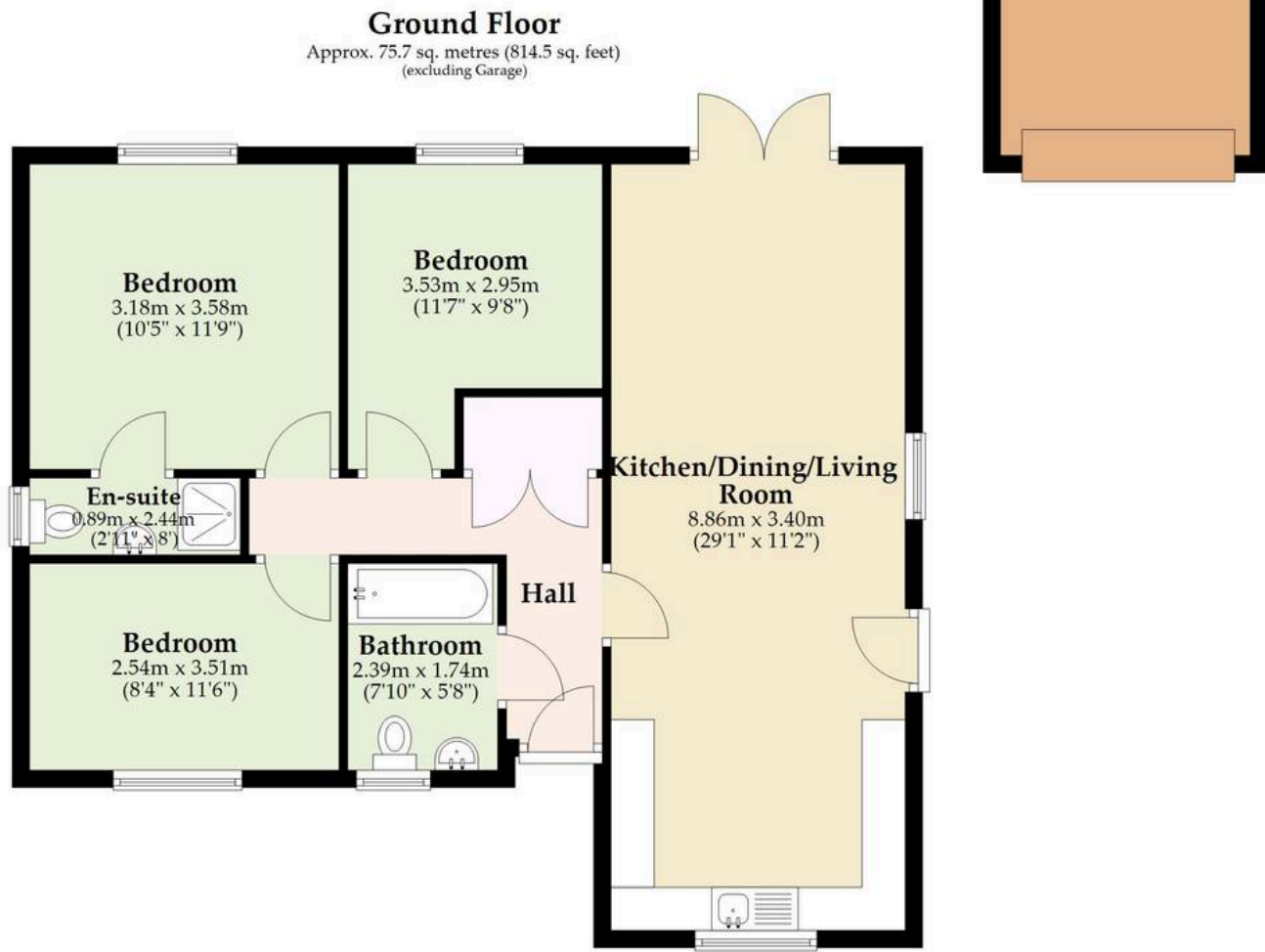
There are three lovely-sized bedrooms, each offering comfort and flexibility, whether you need a home office, dressing room or nursery. The principal bedroom benefits from its own private en-suite with stylish fixtures and fittings, while the remaining bedrooms are served by a contemporary family bathroom.

The private, landscaped garden is a generous size and thoughtfully arranged with a patio and terrace for outdoor seating, a laid-to-lawn area and side access into the garage. It offers a peaceful setting for relaxing, entertaining or simply enjoying the surroundings.

A well-presented, move-in-ready home in a welcoming coastal village, combining modern comfort, flexible living and attractive outdoor space, a superb choice for a wide range of buyers.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		98
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 75.7 sq. metres (814.5 sq. feet)

Sqft excludes hall, landing and garage.

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.



Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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