



2 Clarendon Drive, Martham

Great Yarmouth



Minors & Brady

2 Clarendon Drive

Martham, Great Yarmouth

A home that immediately feels easy to live in, this well-presented three-bedroom property sits on a generous corner plot in the heart of Martham, offering a little more privacy and outdoor space than most. Thoughtfully maintained and naturally bright throughout, it provides a comfortable setting for everyday life, with a sociable layout downstairs and three well-proportioned bedrooms above. Its position places you close to village amenities, schools and the coast, making it a practical choice for those wanting a balanced lifestyle near the beach. With no onward chain, two parking spaces and a garage en bloc, it's an appealing opportunity for first-time buyers or families looking for a straightforward move into a settled, friendly community.

- Vendors found, with no onward chain
- Well-presented semi-detached home on a generous corner plot
- Bright, modern interior with a practical family layout
- Spacious lounge with useful understairs storage
- Open-plan kitchen with direct access to the rear garden
- Three well-proportioned bedrooms
- Enclosed, private garden ideal for everyday outdoor use
- Driveway parking plus an additional space in front of the garage
- Close to village amenities, schools and the coastline



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Martham

Clarendon Drive sits in a quiet residential pocket on the edge of Martham, a coastal Broadland village surrounded by open fields, big skies and the waterways of the Norfolk Broads. The setting feels calm and spacious, with footpaths leading towards the countryside and the village green. Day-to-day life centres around Martham's practical amenities: a Co-op Food on The Green, an independent Martham Village Stores, a pharmacy, post office, two pubs and several takeaways. Larger supermarkets are close by, with Tesco Superstore (Caister-on-Sea) and Lidl (Caister-on-Sea) both around 10-15 minutes away, and Asda Great Yarmouth slightly further.

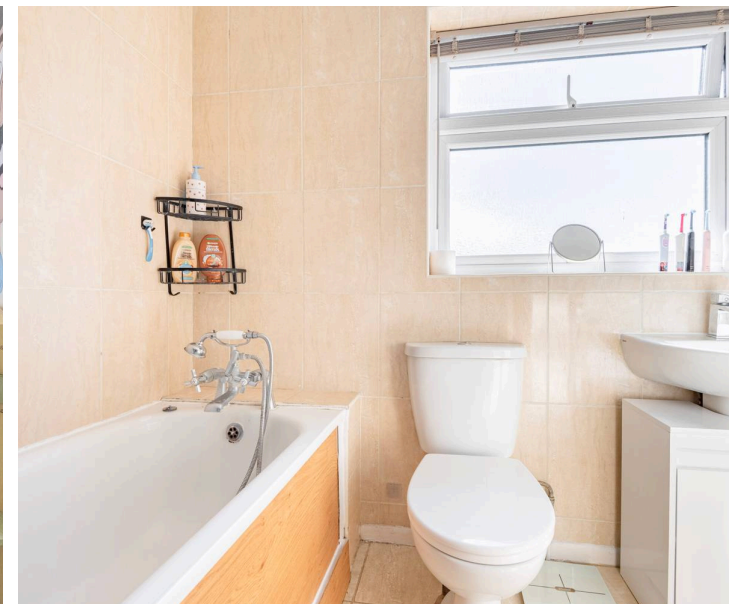
Families benefit from well-regarded local schools, including Martham Primary & Nursery and Flegg High Ormiston Academy in nearby Somerton. Transport links are straightforward: regular bus services connect Martham with Great Yarmouth, Caister, and Norwich, while drivers have easy access to the A149 for coastal and city routes. Living here offers a relaxed, outdoors-focused lifestyle, from walks around Martham Broad to days on the sandy beaches of Winterton-on-Sea and Hemsby, all just a short drive away.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.



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Martham, Great Yarmouth

A well-kept three-bedroom home on a generous corner plot, moments from the coastline and within easy reach of village amenities. With vendors already found with no onward chain, it's an appealing opportunity for first-time buyers, young families or anyone seeking a peaceful, well-connected base near the beach.

The property has been thoughtfully maintained, with light-filled rooms and a contemporary feel throughout. A driveway sits to the front, with an additional parking space positioned directly in front of the garage en bloc, making day-to-day life refreshingly simple.


Stepping into the entrance hall, the home opens into a welcoming living room, a bright, comfortable space with room for family life to unfold. The open-plan kitchen sits to the rear, offering a sociable layout that connects naturally with the garden. It's a practical, modern space with room for all essential appliances and a pleasant outlook across the garden.

Upstairs, three well-proportioned bedrooms provide flexibility for family living, home working or guest accommodation. Each room feels calm and airy, with the main bedroom benefitting from built-in storage.

The bathroom is neatly finished, offering both a bath and shower for convenience.

The corner plot gives this home a little more breathing room than most. The rear garden is fully enclosed, creating a private outdoor space framed by lawn and established flower beds. It's a space that invites summer evenings outdoors, children's play, or simply enjoying the sunshine.

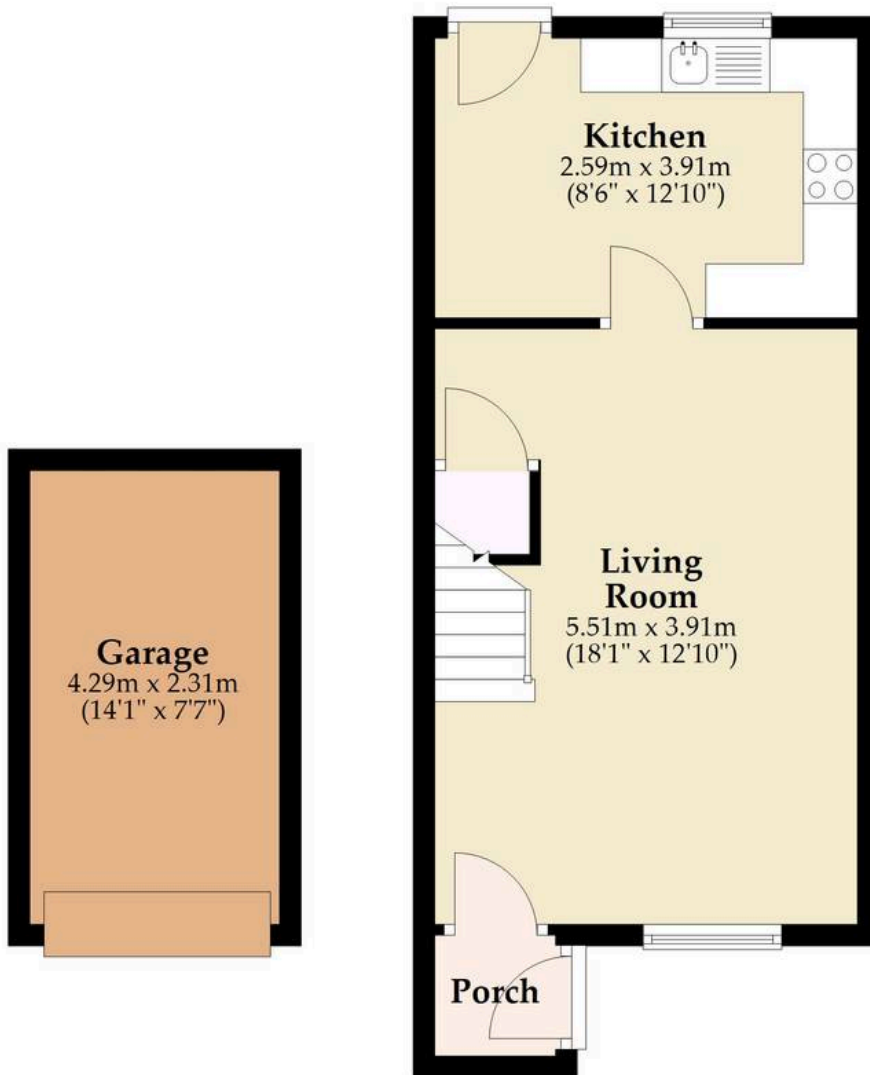


| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|--|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 92 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC  |

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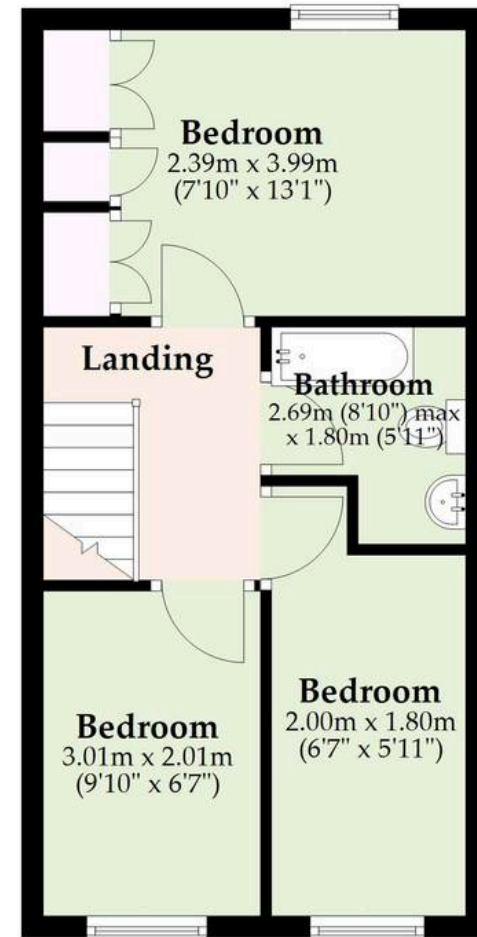
Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Total area: approx. 75.4 sq. metres (811.4 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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