



9 Sycamore Avenue, Martham

Minors & Brady





# 9 Sycamore Avenue

Martham, Great Yarmouth

Set within one of Martham's most desirable residential settings, where tree-lined roads create a peaceful and established environment, this beautifully presented detached bungalow offers an exceptional combination of versatile living space, a high standard of finish and a wonderfully private south-facing garden. Available chain free, the property is ideally suited to those seeking single-storey living without compromising on space, comfort or lifestyle. The thoughtfully arranged accommodation includes an impressive L-shaped living and dining space, a bright garden-facing conservatory and flexible bedrooms, while the attractive gardens and sought-after village location complete a home perfectly suited to relaxed Norfolk living.

## Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Air source heat pump.

Please note: Each bungalow owns the grass verge at the front of their residence and the trees on this site are subject to a Tree Preservation Order (TPO) and must not be pruned, removed, or otherwise altered without the appropriate permissions.

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- Beautifully presented detached bungalow in a highly sought-after residential setting
- Positioned within an attractive tree-lined estate in the heart of the popular village of Martham
- Spacious and versatile single-storey accommodation, ideal for a variety of lifestyles
- Impressive L-shaped sitting room and dining area, perfect for everyday living and entertaining
- Substantial conservatory with insulated roof, enjoying views and direct access to the garden
- Well-equipped fitted kitchen featuring a range of storage units, integrated cooking appliances and space for additional white goods
- Three well-proportioned bedrooms, including a principal bedroom overlooking the rear garden
- Modern shower room alongside a separate cloakroom for added practicality and convenience
- Private south-facing rear garden with patio seating area, pergola, summerhouse and established planting
- Generous driveway parking, useful storage space, energy-efficient air source heat pump and offered chain free



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### The Location

Sycamore Avenue enjoys a pleasant position within the highly regarded Norfolk village of Martham, a popular Broadland community nestled between the Norfolk Broads National Park and the county's stunning east coast.

Martham benefits from a strong sense of community and a wide range of local amenities, including a village supermarket, independent shops, cafés, public houses, healthcare facilities and a well-regarded primary school. The village is also home to a variety of community groups and recreational facilities, contributing to its welcoming and vibrant atmosphere.

One of Martham's most attractive features is its close connection to the Norfolk Broads. Residents can enjoy easy access to the picturesque waterways at Martham Broad and nearby Potter Heigham, offering excellent opportunities for boating, fishing, paddleboarding, wildlife watching and scenic countryside walks. The surrounding landscape is rich in natural beauty, with a wealth of footpaths, cycle routes and nature reserves to explore throughout the year.

The village is conveniently situated for access to the wider region, with regular transport links and road connections to Great Yarmouth, Norwich and the Norfolk coast. The renowned sandy beaches at Winterton-on-Sea and Hemsby are just a short drive away, providing miles of unspoilt coastline and stunning dune-backed scenery.



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## Sycamore Avenue

From the moment you arrive, the home makes an immediate impression. A manicured front garden, framed by mature trees and lawns, provides an attractive approach, while the generous driveway offers extensive parking and practical storage within the former garage space.

The welcoming entrance hall sets the tone for the accommodation throughout, revealing a home that has been carefully maintained and thoughtfully arranged. At the heart of the property is the impressive L-shaped living space, where the sitting room flows seamlessly into the dining area, creating an inviting environment for both everyday living and entertaining. Large windows and a bay frontage allow natural light to pour in, enhancing the sense of space, while patio doors connect effortlessly with the conservatory beyond.

A particular highlight of the home is the substantial conservatory, which has been designed for year-round enjoyment thanks to its insulated roof. Overlooking the garden and opening directly onto the patio, it offers a versatile extension of the living accommodation, equally suited to relaxed mornings with a coffee, family gatherings or evening entertaining.

The kitchen is well-appointed with a comprehensive range of fitted wall and base units, complemented by a composite one-and-a-half bowl sink, tiled splashbacks, integrated oven, ceramic hob and extractor. There is further space for additional appliances, providing a practical and functional workspace that serves the home with ease.

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The accommodation is equally flexible. The principal bedroom enjoys a peaceful position overlooking the garden and benefits from fitted storage, while a second double bedroom also features built-in wardrobes. The third bedroom presents excellent versatility and could equally be utilised as a guest room, home office, hobby room or additional reception space depending on individual requirements. A stylish shower room, complete with walk-in shower, is complemented by a separate cloakroom, enhancing convenience for both residents and visitors.

The former garage has been adapted to provide additional accommodation, currently used as a bedroom, offering further flexibility for multi-generational living, guests or home working. A separate storage area remains, complete with power and lighting.

Outside, the south-facing rear garden is a true asset and has been lovingly maintained to create a private and inviting outdoor retreat. A generous patio offers the perfect setting for al fresco dining, while a charming pergola provides a sheltered space to relax amongst established planting. The lawn is bordered by a variety of mature shrubs and trees, creating colour, privacy and year-round interest, while a delightful summerhouse provides an ideal escape for reading, hobbies or simply enjoying the surroundings.

A beautifully presented bungalow in a prime village setting, offering adaptable accommodation, a wonderful south-facing garden and an enviable lifestyle opportunity in the heart of the Norfolk countryside.

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Set within one of Martham's most desirable residential settings, where tree-lined roads create a peaceful and established environment, this beautifully presented



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 66      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



## Ground Floor

Approx. 106.4 sq. metres (1145.4 sq. feet)



Total area: approx. 106.4 sq. metres (1145.4 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.



Dreaming of this home?  
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Meet *Dan*  
Branch Partner



Meet *Lauren*  
Property Consultant

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*Your home, our market*

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