



27 Cess Road, Martham

Minors & Brady





## 27 Cess Road

Martham, Great Yarmouth

Enjoying a convenient position within the popular coastal village of Martham, this attractive mid-terrace home has been thoughtfully updated to offer comfortable, move-in-ready accommodation with a generous rear garden. Recent improvements, including a newly installed log burner, contemporary bathroom suite, replacement hot water tank and upgraded insulation, enhance both the comfort and practicality of the property. Offering versatile living spaces and well-proportioned bedrooms, it is ideally suited to first-time buyers, investors or anyone seeking a home within easy reach of village amenities, the Norfolk Broads and the beautiful east Norfolk coastline.



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### Martham, Great Yarmouth

#### Location

Martham is a highly regarded Norfolk village situated on the edge of the Norfolk Broads, renowned for its attractive rural setting, strong sense of community and excellent range of everyday amenities. Popular with families, professionals and retirees alike, the village offers a desirable lifestyle within easy reach of both the countryside and coast.

Residents benefit from a variety of local amenities including shops, a supermarket, schools, healthcare facilities, cafés and traditional public houses. Martham is particularly well known for its proximity to the Norfolk Broads, where picturesque waterways provide outstanding opportunities for boating, sailing, walking and wildlife watching. The surrounding countryside and nearby coastline further enhance the area's appeal, offering an abundance of scenic landscapes and outdoor pursuits.

The village enjoys convenient access to the wider region, with Great Yarmouth, Norwich and the stunning Norfolk coast all within comfortable travelling distance. Combining a peaceful village environment with practical amenities and excellent connectivity, Martham remains a sought-after location for a wide range of buyers.

Cess Road occupies a pleasant residential position within the village, conveniently situated for access to local amenities, schools and transport links. Village facilities are within easy reach, while the nearby Broads and surrounding countryside provide an idyllic setting for outdoor recreation. Offering both convenience and a charming village atmosphere, Cess Road is ideally placed to enjoy everything that Martham and the wider Norfolk area have to offer.

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# 27 Cess Road

Martham, Great Yarmouth

## Cess Road

Positioned along a residential road in the sought-after coastal village of Martham, this well-presented mid-terrace home offers an excellent opportunity for first-time buyers, investors and those looking to enjoy village life within easy reach of the Norfolk Broads and coastline. Enhanced by a series of recent improvements, the property provides comfortable accommodation with a practical layout and generous outdoor space.

Stepping inside through the newly fitted front door, the sitting room immediately creates a welcoming first impression. The recently installed log burner takes centre stage, bringing character and warmth to the space while providing an ideal setting for everyday living and quiet evenings at home.

To the rear, the dining room offers a versatile space for family meals, entertaining or relaxing, with French doors opening directly onto the garden and allowing natural light to pour in. This room flows naturally into the kitchen, creating a sociable arrangement well suited to modern lifestyles.

The kitchen is fitted with a range of contemporary cabinetry, providing ample storage and preparation space. Integrated appliances include an oven and fridge/freezer, while under-counter spaces are available for additional white goods, ensuring both practicality and convenience.



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Completing the ground floor is the recently updated bathroom, fitted with a modern suite and complemented by newly installed roof insulation above, together with a replacement hot water tank, reflecting the care and investment made by the current owner.

The first floor comprises two comfortable double bedrooms alongside a well-proportioned single room. Offering flexibility to suit a variety of needs, the third bedroom could equally serve as a nursery, dressing room or home office.

Outside, the rear garden is a particularly appealing feature. A patio area provides space for outdoor dining and seating, leading onto an extensive lawn that offers plenty of room for gardening, play or recreation. A timber shed supplies useful storage for tools and outdoor equipment.

With its recent upgrades, adaptable accommodation and generous garden, this attractive village home delivers a well-balanced lifestyle in one of east Norfolk's most desirable communities.

### Agents Notes

Freehold.

Electric heating system.

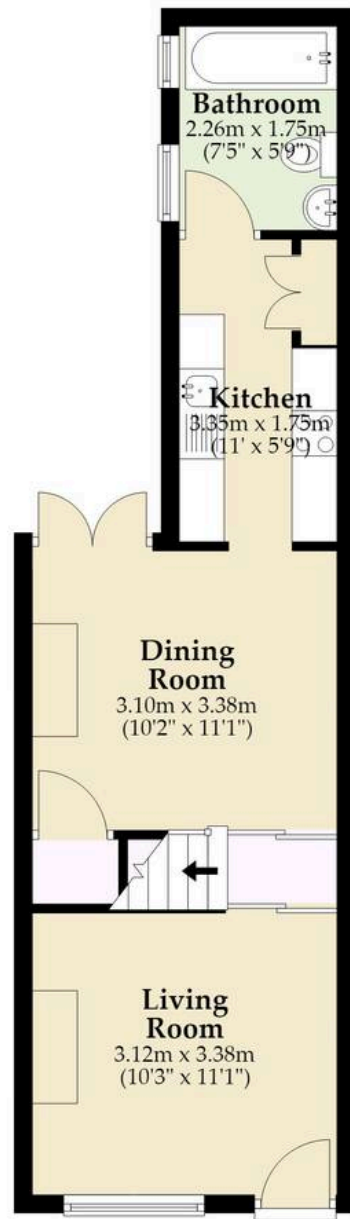
Connected to mains electricity, water and drainage.



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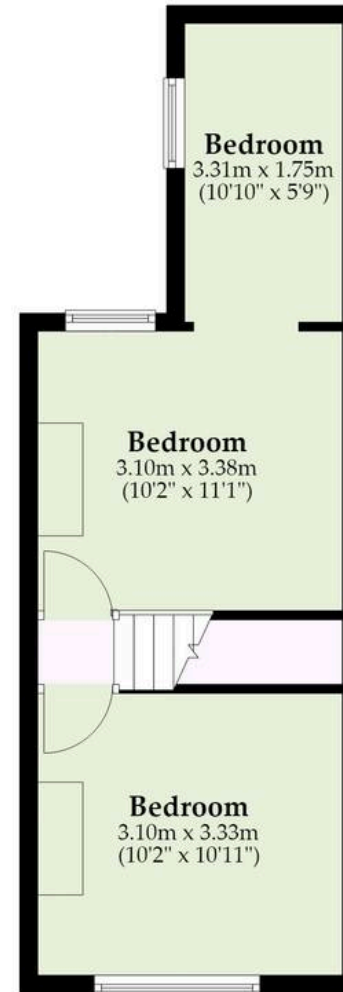
## Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



## First Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 64.1 sq. metres (690.1 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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