



Orchard House Peartree Avenue, Martham

Minors & Brady



Orchard House Peartree Avenue

Martham, Great Yarmouth

Set within a quiet close on a substantial mature plot in the highly sought-after Broadland village of Martham, Orchard House offers an exciting opportunity to create a remarkable family home tailored to modern living. Generous proportions, an abundance of natural light and versatile accommodation combine to provide a home of immense appeal, with spacious reception rooms and four well-sized bedrooms perfectly suited to growing families. Outside, the expansive garden offers wonderful space for entertaining, children's play and outdoor enjoyment, while the extensive driveway and double garage add further practicality. A property rich in potential, enjoying a desirable village setting close to the Norfolk Broads and coastline.

Agents Notes

This property will be sold freehold.

Oil central heating system.

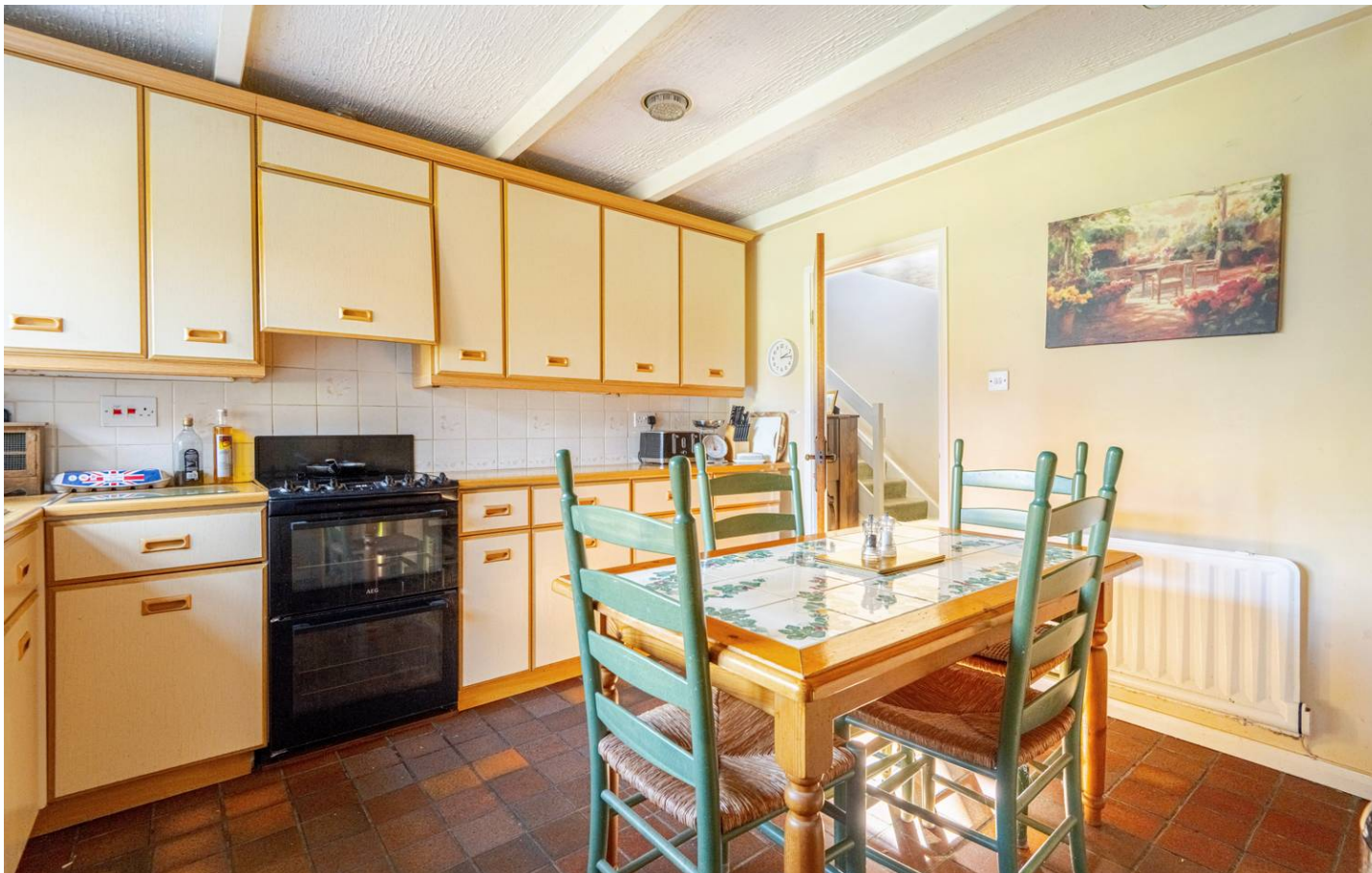
Connected to mains water, electricity and drainage.

Please note: The radio mast located in the rear garden will be removed.



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Peartree Avenue is situated within the popular Broadland village of Martham, offering a convenient residential setting with easy access to a wide range of local amenities. The village is highly regarded for its strong community atmosphere, excellent local facilities, and desirable position close to both the Norfolk Broads and the East Norfolk coastline.

Residents benefit from a variety of shops, cafés, public houses, schools, healthcare facilities, and everyday amenities, all readily accessible within the village. Martham provides an excellent range of services for day-to-day living, making it a popular location for families, professionals, and retirees alike.

The area offers a wealth of recreational opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor enjoyment. Martham is particularly well known for its close proximity to the Norfolk Broads, offering scenic waterside walks, boating activities, fishing, and a variety of outdoor pursuits. The village is also within easy reach of the beautiful sandy beaches at Winterton-on-Sea and the wider Norfolk coastline.

The surrounding countryside provides attractive walking and cycling routes, whilst nearby Great Yarmouth offers an extensive range of shopping, dining, leisure, and entertainment facilities. The village also enjoys a range of community clubs, sports facilities, and recreational amenities that contribute to its continued popularity.

The area benefits from excellent transport connections, with convenient access to the A149 and A47 providing routes to Great Yarmouth, Norwich, Wroxham, and the wider Norfolk region. Regular public transport services connect the village with surrounding towns and villages.

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Set within a quiet close on a substantial mature plot in the highly sought-after Broadland village of Martham, Orchard House offers an exciting opportunity to create a remarkable family home tailored to modern living.



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Occupying a desirable position within a quiet residential close in the highly sought-after Broadland village of Martham, Orchard House presents an exciting opportunity to acquire a substantial detached family home set on an impressive mature plot.

The property is approached via a generous driveway providing ample off-road parking for multiple vehicles, while mature planting and established greenery create an attractive first impression. A porch entrance welcomes you into the home and leads through to the central entrance hall, a spacious and inviting area which immediately conveys the scale and potential of the accommodation on offer.

The entrance hall provides access to the principal ground floor rooms and features a useful cloakroom fitted with a WC, together with a staircase rising to the first floor. Thoughtfully designed for family living, the layout offers excellent flexibility and a natural flow throughout the property.

Situated to one side of the home is the impressive dual-aspect living room, a wonderfully bright space flooded with natural light from windows to both the front and rear elevations. At its focal point sits an attractive open fireplace, creating a welcoming atmosphere for family gatherings and everyday living. French doors open directly onto the rear garden, providing an excellent connection to the outdoor space and allowing the room to extend effortlessly into the garden during the warmer months.



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Complementing the main reception room is a versatile second reception room currently arranged as a study. Offering excellent flexibility, this room could easily serve as a home office, playroom, hobby room or even a fifth bedroom, depending on individual requirements. Such adaptability makes the property particularly appealing to growing families and those working from home.

The kitchen forms the practical hub of the property and is fitted with a range of base and wall-mounted units providing ample storage. Positioned to overlook the rear garden, the room enjoys pleasant views across the property's mature grounds and offers space for the essential appliances. Buyers may wish to enhance and remodel the kitchen over time, creating a contemporary open-plan kitchen and family space suited to modern lifestyles, subject to any necessary consents.

Leading directly from the kitchen is a highly useful utility room offering additional storage together with space and plumbing for laundry appliances. A door provides direct access to the rear garden, while an adjoining lobby creates convenient access to both the front of the property and the double garage.



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The double garage represents a particularly valuable feature, offering secure vehicle storage, workshop potential and excellent practicality for family life. To the rear of the garage, a useful store room provides further storage capacity, while an additional garden access door enhances convenience.

The first-floor accommodation continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys attractive views over the rear garden and benefits from a peaceful outlook across the mature grounds. Bedrooms two and three are both generous rooms featuring fitted wardrobes and built-in desk space, making them ideal for children, teenagers or those requiring dedicated study areas. Bedroom four overlooks the front aspect and offers further flexibility as a bedroom, nursery or home office.

Serving the bedrooms is a spacious family bathroom fitted with a bath, separate shower cubicle, wash hand basin and WC, providing practical facilities for busy family life.

One of Orchard House's most significant selling points is undoubtedly its exceptional outdoor space. Occupying a substantial mature plot, the rear garden is predominantly laid to lawn and beautifully enhanced by a variety of established trees, shrubs and planting. The result is an attractive and private outdoor environment offering excellent opportunities for gardening, entertaining, recreation and family enjoyment. Fully enclosed and enjoying a wonderful sense of space, the garden provides a safe setting for children and pets while still offering scope for further landscaping or enhancement if desired.



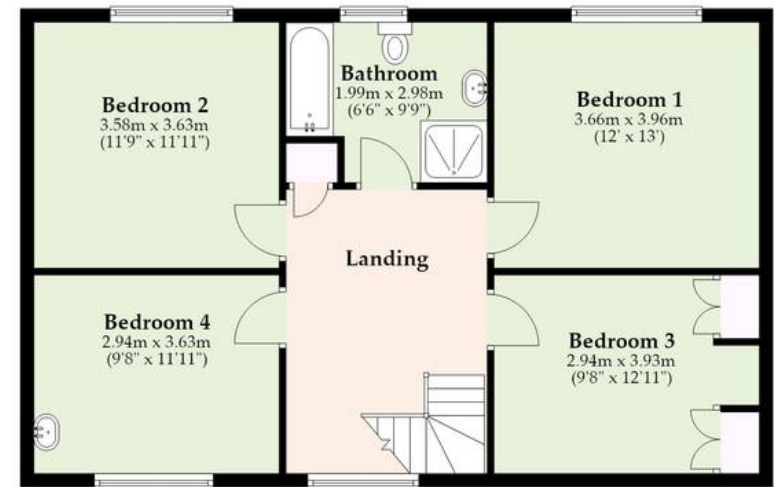
Ground Floor

Approx. 141.3 sq. metres (1521.0 sq. feet)



First Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



Total area: approx. 213.0 sq. metres (2293.0 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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