



33 Somerton Road, Martham

Minors & Brady



33 Somerton Road

Martham, Great Yarmouth

A well-presented four-bedroom detached family home offering spacious and versatile accommodation across two floors, complemented by three reception areas, a generous rear garden and attractive open views to the front. The property provides generous accommodation and benefits from a spacious principal bedroom with a four-piece en-suite, an extended kitchen with potential for further enlargement, a conservatory with garden access, ample off-road parking and a garage. Situated in the popular Norfolk village of Martham, the property combines practical family living with a peaceful setting close to the Norfolk Broads and coastline.

Key Features

- Detached five-bedroom family home, positioned in the popular village of Martham with attractive open field views to the front
- Well-presented and spacious accommodation arranged over two floors
- Three reception areas, including a bright lounge, formal dining room and conservatory
- Extended kitchen with a generous layout and existing footings/foundations to accommodate a potential double-height extension, subject to the necessary consents
- Ground-floor bedroom with an adjacent WC, offering an ideal solution for those looking to downsize, accommodate guests or create flexible living space
- Principal bedroom with a spacious four-piece en-suite bathroom, including a Jacuzzi bath and separate shower cubicle with steamer unit
- Conservatory with direct access to the rear garden, creating an additional light-filled living space with a strong connection to the outdoors



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Key Features (cont.)

- Splendid open views across the surrounding countryside from the front of the property, including views towards the nearby wind farm at West Somerton
- Extensive brick-weave driveway providing off-road parking for approximately 4-5 vehicles, together with a garage
- Convenient village location within easy reach of local amenities, while offering a peaceful setting with attractive countryside surroundings

Location

Martham is a well-established Norfolk village within the Norfolk Broads, offering a good range of everyday amenities including local shops, pubs, a library, primary schooling, a medical centre and other village facilities. The surrounding area provides an attractive setting for those who enjoy the outdoors, with Martham Broad and the River Thurne nearby, while the Norfolk coastline is also within easy reach, including the sandy beach and dunes at Winterton-on-Sea.

Great Yarmouth provides a wider range of shopping, leisure and entertainment facilities, while Norwich is accessible for further amenities, employment and cultural attractions. The village also benefits from bus connections to surrounding areas and convenient access to the wider Norfolk road network, making Martham an appealing choice for those seeking a village lifestyle with countryside, waterways and the coast all within easy reach.



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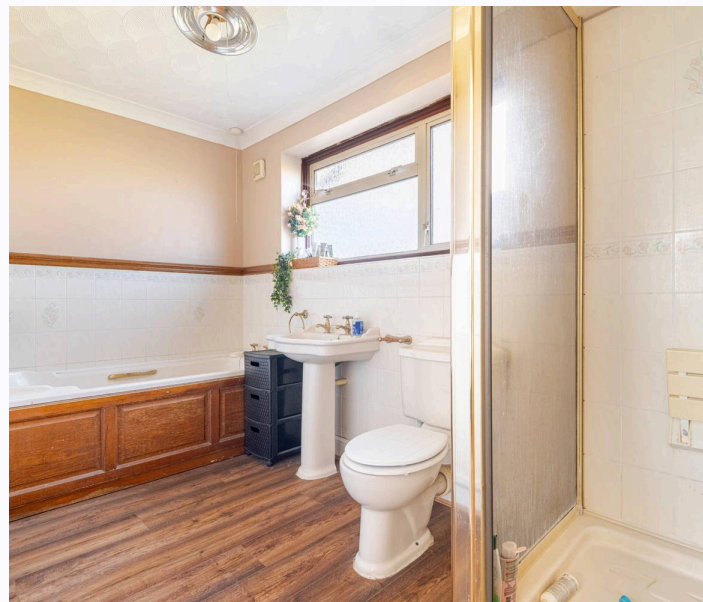
Somerton Road, Martham

Approached via an extensive brick-weave driveway, the property provides off-road parking for approximately four to five vehicles and access to the garage. The front of the property enjoys attractive open views across the surrounding countryside, including views towards the nearby wind farm at West Somerton.

Upon entering, the hallway provides access to the principal ground-floor accommodation and stairs rising to the first floor. The formal dining room offers a dedicated space for family meals and entertaining, while the separate lounge provides a comfortable area for relaxing. Both reception spaces benefit from the property's ample proportions, with the conservatory providing a further reception area and a direct connection to the rear garden.

The extended kitchen is well positioned within the ground floor and provides a practical arrangement of fitted units and work surfaces, with space for appliances. The existing footings and foundations have been designed to accommodate a potential double-height extension, offering scope for future enhancement subject to the necessary planning and building regulations.

Also located on the ground floor is a fifth bedroom, accompanied by an adjacent WC. This versatile room could be particularly useful for those looking to accommodate a family member, guests or those seeking to downsize while retaining additional living space.



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To the first floor, the principal bedroom provides a generous retreat with the benefit of a spacious four-piece en-suite bathroom. The en-suite incorporates a Jacuzzi bath and separate shower cubicle with steamer unit, creating a well-equipped private bathroom. Three further bedrooms provide flexible accommodation for family members, guests or those working from home, while a separate shower room serves the remaining bedrooms.

The rear garden enjoys a westerly-facing aspect. The garden incorporates a paved patio area, lawn and side flower borders, with timber panel fencing providing an enclosed outdoor space. The conservatory opens directly onto the garden, creating a natural flow between the indoor and outdoor areas.

The property benefits from fully UPVC double glazing and oil-fired central heating, with an additional LPG gas fire in the lounge. Combined with its generous accommodation, multiple reception areas, substantial garden and attractive countryside views, the property offers a versatile setting for family life in the village of Martham.

Agents Note

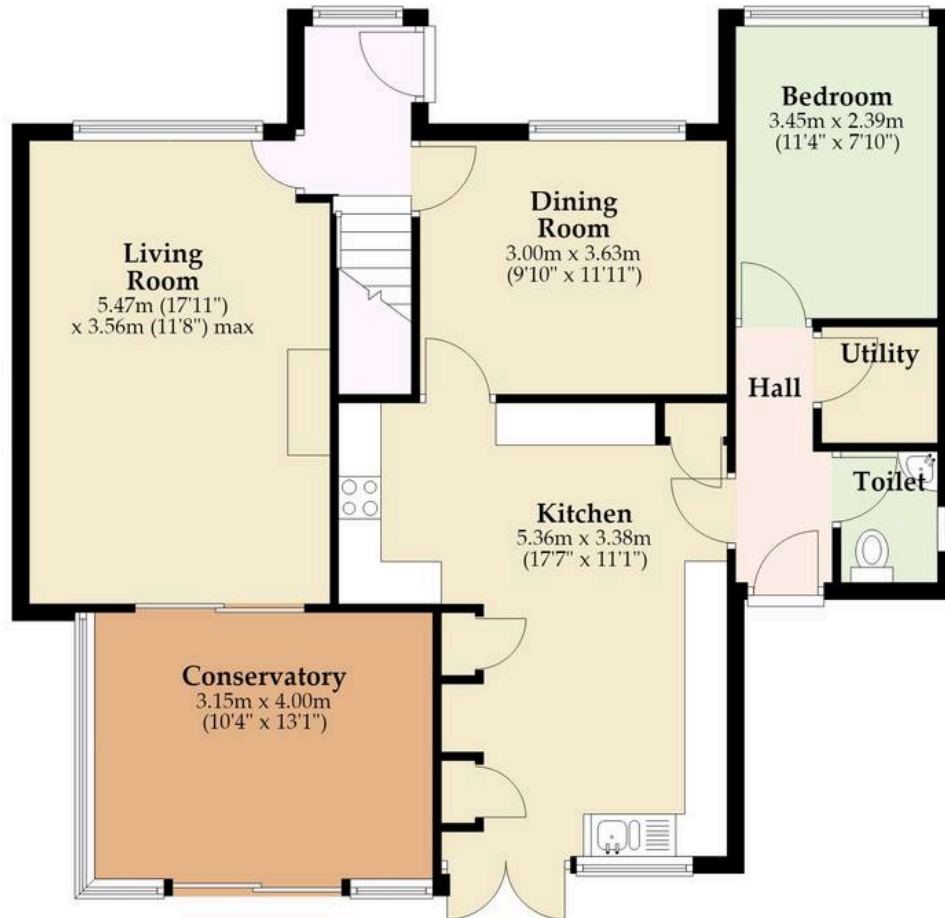
We understand this property will be sold freehold, connected to mains electricity, water and drainage.

Council tax band: D



Ground Floor

Approx. 86.4 sq. metres (929.7 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.6 sq. feet)



Total area: approx. 145.4 sq. metres (1565.2 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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