

Aldreds
Estate Agents



14 Sycamore Avenue, Martham, NR29 4QW

£315,000





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14 Sycamore Avenue

Martham, NR29 4QW

- Spacious Detached Bungalow
- Two Bedrooms
- Shower Room & Separate WC
- Garage & Driveway
- Popular Broadland Village
- Sought After Location
- Generous Double Aspect Lounge Diner
- Delightful garden
- Oil Central Heating
- No Onward Chain

Aldreds are delighted to offer this beautifully presented, detached bungalow located in a sought after part of this popular Broadland village. Presented in excellent order throughout, this spacious bungalow offers accommodation including an entrance hall, cloakroom, an L-shaped lounge/diner, kitchen, two double bedrooms and shower room. The property offers uPVC sealed unit double glazed windows, oil fired central heating, driveway parking, garage and a beautifully landscaped garden. Now offered with no onward chain, early internal viewing is recommended to appreciate this well appointed property.



Entrance Hall

Part glazed composite entrance door, window to side aspect, loft access, smoke detector, two radiators, airing cupboard housing unvented hot water cylinder, two cloaks cupboards, thermostat, doors leading off;

Lounge/Diner 17'1" reducing to 8'10" x 23'8" reducing to 12'0" (5.23m reducing to 2.71m x 7.22m reducing to 3.66m)

A hugely spacious L-shaped room with bay window and additional front facing window, glazed French doors leading to rear garden, two radiators, power points, television point, telephone point, serving hatch from kitchen.

Kitchen 11'3" x 8'0" (3.45m x 2.45m)

Window and part glazed door to rear aspect, a range of fitted kitchen units with work surface and tiled splash back, stainless steel double sink drainer with mono bloc tap, integrated electric double oven, ceramic hob, extractor, plumbing for washing machine, plinth heater.





Bedroom 1 13'4" x 10'11" reducing to 8'8" (4.08m x 3.33m reducing to 2.66m)

A double aspect room with windows to side and rear overlooking the garden, radiator, power points, television point, telephone point, built-in wardrobe.

Bedroom 2 10'1" x 9'1" at max (3.08m x 2.79m at max)

Window to front aspect, radiator, power points, telephone point, television point, built-in wardrobe.

Shower Room 6'8" x 6'5" (2.05m x 1.98m)

Obscure glazed window to side aspect, ventilation, part tiled walls and floor, white suite comprising of pedestal hand wash basin, low level w.c., tiled shower cubicle, radiator.

Cloakroom

Obscure glazed window to side aspect, part tiled walls and floor, low level w.c., pedestal hand wash basin, radiator.

Outside

The property sits nicely at the end of this desirable cul-de-sac with beautifully maintained gardens to front and rear, off road parking via a tarmac driveway, extending to the side of the property leading onto;

Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, following the signs to Martham. Turn left into Repps Road, Martham and continue into the village centre, passing through The Green, bear right towards Hemsby, turn right into Hall Road, and right again into Walnut Tree Avenue. Continue as the road bears round to the left, turn right into Sycamore Avenue, proceed towards the end of the road, where the property can be found on the right hand side.



Garage 16'2" x 9'6" (4.94m x 2.91m)

An adjoining garage with electrically operated roller door, rear service door, power, lighting and wall mounted oil fired boiler for hot water and central heating.

Gardens

Beautifully maintained and landscaped to the front and rear with a paved pathway sloped to offer a level threshold to the front entrance with wrought iron railings. The rear garden is landscaped and enclosed with close board panel fencing to boundaries with two gates to either end of a side access to the property. The garden is laid to lawn with shingled and paved pathways, patio, separate veg garden, greenhouse and timber garden shed, external lighting on movement sensors, water supply, uPVC oil storage tank.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band: C.

Location

Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

Reference

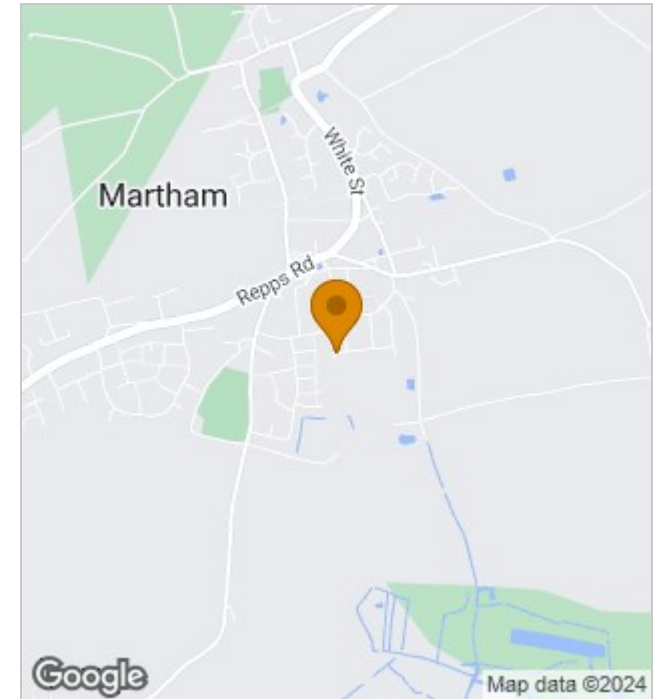
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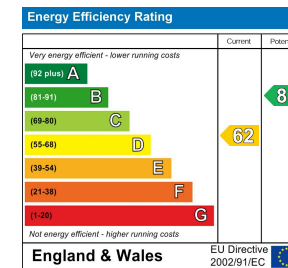
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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