

Aldreds
Estate Agents



3 Rowan Road, Martham, NR29 4RY

£295,000





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3 Rowan Road

Martham, NR29 4RY

- Detached House
- Popular Broadland Village
- Driveway Parking & Garage
- Conservatory
- Offered With No Onward Chain
- Four Bedrooms
- Generous Garden
- Oil Central Heating
- Kitchen/Diner
- Early Viewing Is Highly Recommended

Aldreds are pleased to offer this spacious four bedroom detached house situated in a pleasant central position within the popular Broadland village of Martham. This nicely located property offers accommodation including an entrance hall, kitchen/diner, lounge, four bedrooms and first floor bathroom with a conservatory looking onto a generous enclosed rear garden. The property offers oil fired central heating, driveway and garage with adjoining utility and WC. Now offered with no onward chain, early viewing is highly recommended to appreciate.



Entrance Hall

Part glazed composite entrance door with side panel, under stair cupboard, radiator, power points, doors leading off;

Kitchen/Diner 21'7" x 7'11" reducing to 6'10" (6.6m x 2.43m reducing to 2.1m)

Two rear facing windows, radiator, power points, built-in larder cupboard, a range of fitted kitchen units with rolled edge work surface, stainless steel sink drainer with mixer tap, part glazed door to side and sliding patio doors giving access to;

Conservatory 14'2" x 8'11" (4.32m x 2.73m)

Of an uPVC sealed unit double glazed construction with a brick built base on a pitched glazed roof, two radiators, power points, glazed French doors leading to rear garden.

Lounge 21'8" x 11'6" reducing to 8'5" (6.61m x 3.53m reducing to 2.57m)

With two front facing windows, radiator, power points, television point, stairs giving access to first floor landing.





First Floor Landing

Eye level side facing window, power point, loft access, airing cupboard housing pressurised hot water cylinder, doors leading off;

Bedroom 1 18'0" x 8'11" (5.5m x 2.73m)

Window to front aspect, radiator, power points.

Bedroom 2 11'2" x 8'11" reducing to 8'7" (3.41m x 2.72m reducing to 2.62m)

Rear facing window, power points, fitted wardrobe with sliding doors and interconnecting door to bedroom 4.

Bedroom 3 8'11" reducing to 7'1" x 6'4" (2.72m reducing to 2.17m x 1.94m)

Window to front aspect, radiator, power points, television point, open fronted cupboards over stair well.

Bedroom 4 8'2" x 6'5" (2.51m x 1.96m)

Window to rear aspect, radiator, power points, interconnecting door from bedroom 2.

Directions

On arriving in the village of Martham on the Repps road, proceed towards the centre of the village before turning right into Rollesby Road. Continue a short way along before turning left into Rowan Road, just opposite the Fire Station. The property can be located on the left hand side, identified by our 'For Sale' board



Bathroom

Rear facing obscure glazed window, tiled walls, white suite comprising of low level w.c., pedestal hand wash basin, panelled bath with shower over, heated towel rail, ventilation.

Outside

The property is approached with driveway extending to the side of the property, leading onto garage to rear.

Garage 14'11" x 9'0" (4.56m x 2.76m)

With up and over door, power and lighting.

Utility Room 9'5" x 4'1" (2.89m x 1.26m)

Adjoining the garage and externally accessed, fitted work surface, sink drainer, power points, plumbing for washing machine.

Adjoining Boiler Room

Oil fired boiler for hot water and central heating.

Gardens

The property offers spacious lawned gardens to the front and rear, a feature of the property is the generous rear garden which is nicely enclosed by close board panel fencing to boundaries, with brick weave pathways and patio, external water supply and lighting.

WC

Externally accessed and adjoining the garage. Low level WC, side facing window.

Council Tax

Great Yarmouth Borough Council - Band: 'C'

Tenure

Freehold.

Services

Mains water, electric and drainage.

Energy Performance Certificate (EPC)

EPC Rating;

Location

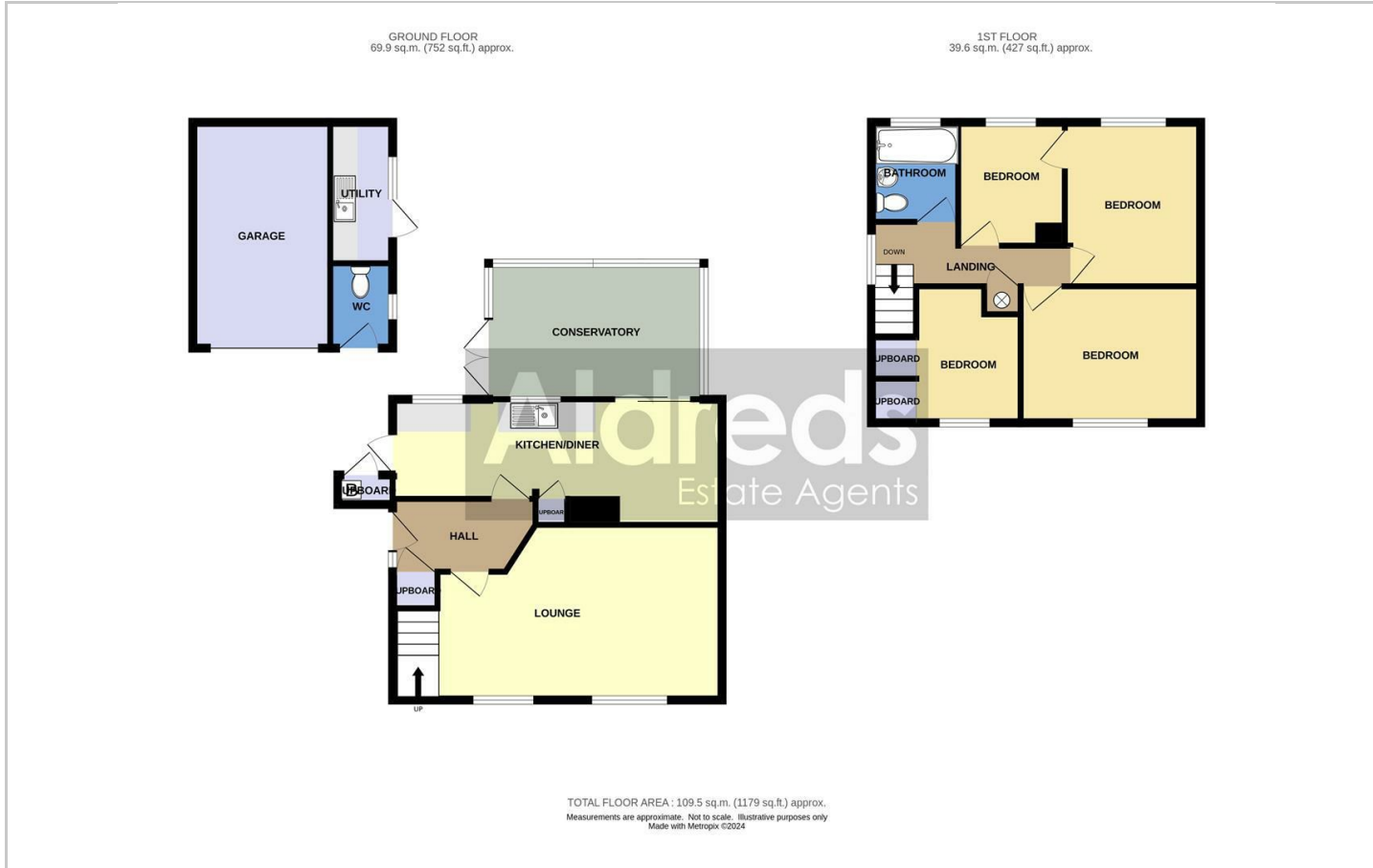
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The

village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads 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.

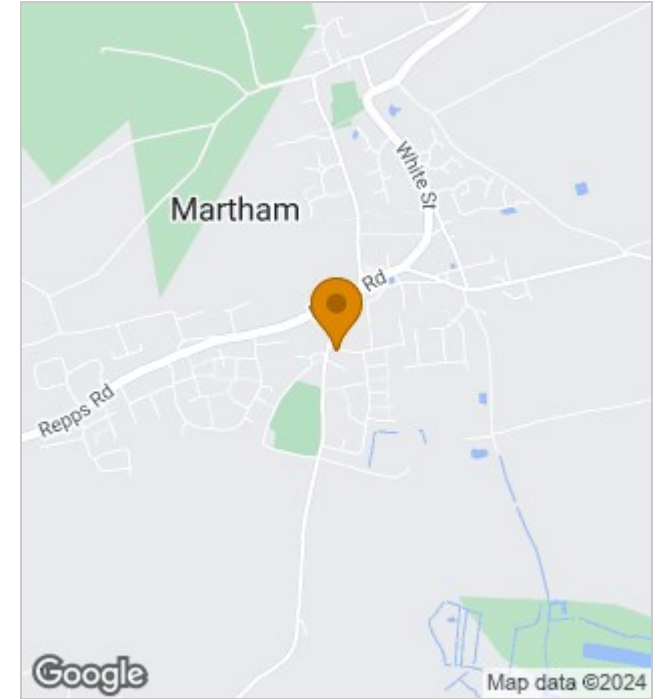
Reference

PJL/S9764

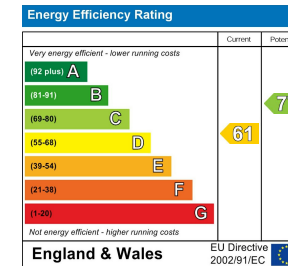
Floor Plans



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.

Disclaimer

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