

**Aldreds**  
Estate Agents



17 Woodstock Way, Martham, NR29 4SY

£230,000



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£230,000

# 17 Woodstock Way

Martham, NR29 4SY

- Spacious Detached Bungalow
- Two Bedrooms
- Spacious Corner Plot Garden
- uPVC Sealed Unit Double Glazed Windows
- Popular Broadland Village
- Well Presented Throughout
- Sun Lounge
- Garage & Off Road Parking
- Storage Heating
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this well presented, detached bungalow situated in the popular Broadland village of Martham. Occupying a lovely corner plot position, this nicely appointed property offers accommodation including an entrance hall, kitchen/diner, sun lounge, two bedrooms and bathroom. The property offers uPVC sealed unit double glazed windows, electric storage heating, well maintained gardens, garage and off road parking. Offered with no onward chain, early internal viewing is highly recommended.



## Entrance Hall

Part glazed uPVC entrance door, tiled flooring, power point, built-in cupboard housing electric fuse board, doors leading off;

## Kitchen/Diner 13'3" x 10'5" reducing to 7'6" (4.04m x 3.19m reducing to 2.3m)

A spacious room with window to rear aspect, tiled flooring, alcove space for fridge-freezer, airing cupboard housing hot water cylinder with immersion heater, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer, plumbing for washing machine, space for free standing cooker with electric cooker point, storage heater, door giving access to;

## Sun Lounge 13'4" x 7'11" (4.07m x 2.43m)

With uPVC sealed unit double glazed windows to side and rear aspects, glazed French doors to rear garden, tiled flooring, storage heater, power points. inset ceiling lighting, television point.







### Lounge 14'5" x 12'9" (4.4m x 3.9m)

Window to front aspect, storage heater, power points, television point, door giving access to;

### Inner Hallway

Loft access, doors leading off;

### Bedroom 1 10'8" x 10'4" (3.26m x 3.16m)

Rear inward facing window, storage heater, power points, fitted wardrobes.

### Bedroom 2 10'4" x 8'0" (3.16m x 2.44m)

Window to front aspect, wall mounted electric heater, fitted bedroom furniture.

### Bathroom

Obscure glazed window to side aspect, tiled flooring, part tiled walls, storage heater, white suite comprising of pedestal hand wash basin with tiled splash back, low level w.c., panelled bath with electric shower over with shower screen, built-in cupboard, towel rail.

### Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Martham, turn left onto Repps Road and proceed into the village, turn right onto Marlborough Green Crescent and first left onto Woodstock Way, the road bears round to the right where the property can be found a short way along on the left hand side.





## Outside

The property occupies a spacious corner plot position with wrap-around gardens, lawned to front and side with pathway giving pedestrian access to a side main entrance. The rear garden is nicely enclosed with high level brick wall and close board panel fencing to boundaries, patio area, pathways, a variety of well stocked shrubbery to borders, timber garden shed, pedestrian access into the rear of the garage with driveway in front.

## Single Garage

With front facing electric door.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

Great Yarmouth Borough Council - Band: B

## Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

## Location

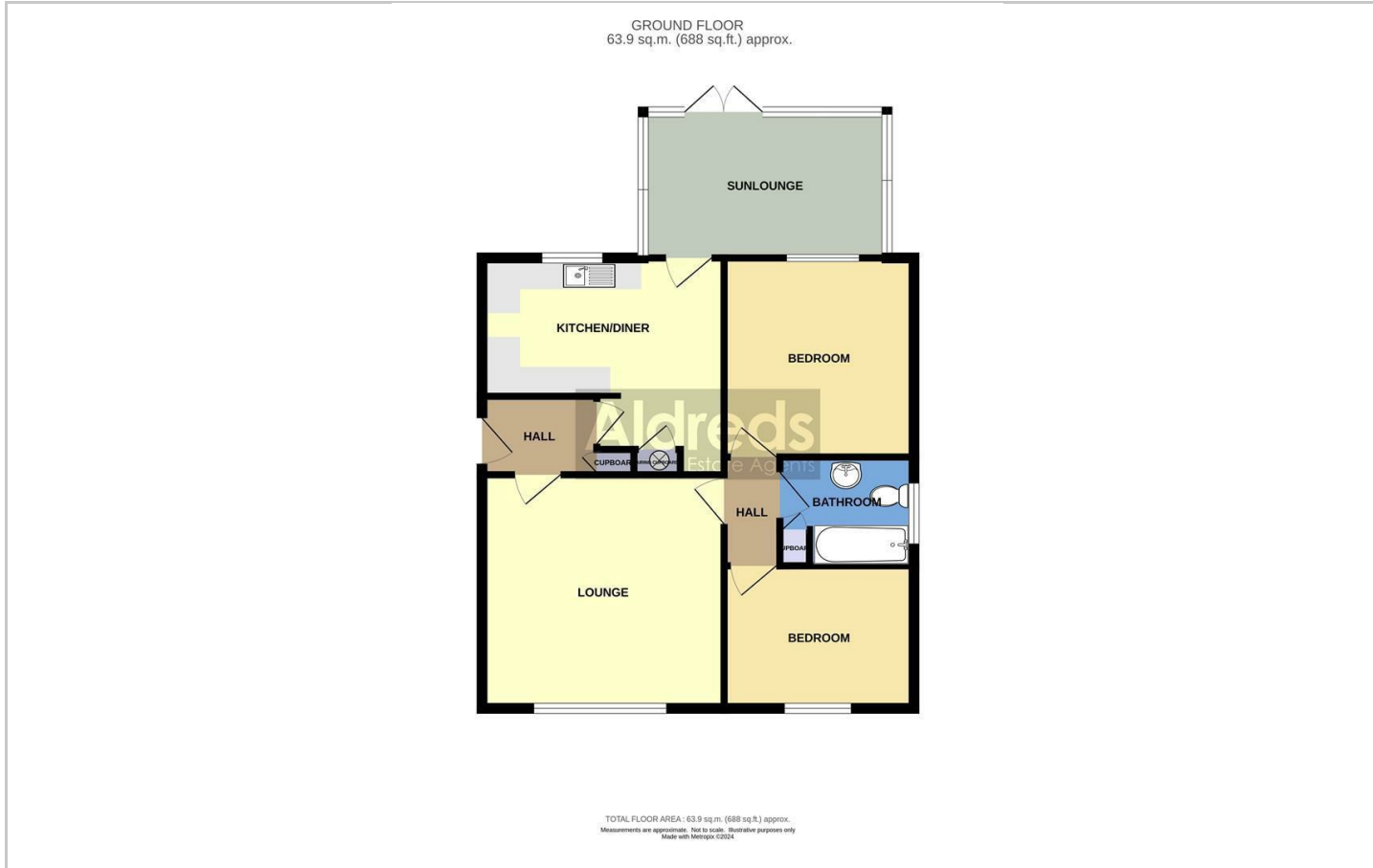
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing 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/S9796



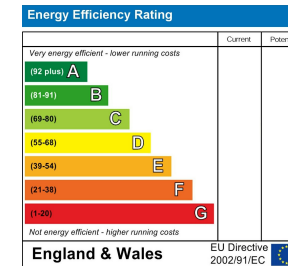
## Floor Plans



## 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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