



4 Alder Avenue, Martham

£350,000 Freehold

Guide Price £350,000 - £365,000. Perfect for those seeking eco-conscious living and a manageable lifestyle, this impeccably presented three-bedroom bungalow is set in a quiet estate in Martham. The property offers a low-maintenance, energy-efficient home, with solar panels generating an additional income and reducing utility costs. Inside, the open-plan living and dining space is designed for both relaxation and entertaining, while the modern kitchen and spacious bedrooms ensure comfort throughout. A private rear garden with paved, artificial turf and slate areas provides a peaceful setting for outdoor living. With the added benefit of a ground source heat pump.

Council Tax band: C

Tenure: Freehold

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The Location

Situated in a private cul-de-sac, Alder Avenue offers a perfect blend of rural living and convenient access to essential amenities. Set within the picturesque Norfolk countryside, this property enjoys a peaceful setting surrounded by open fields and scenic landscapes, ideal for those seeking a quiet, village lifestyle. The location is just a short drive from the stunning Norfolk Broads, providing ample opportunities



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Martham itself is well-served with local shops, a post office, schools, and cosy pubs, ensuring all daily needs are met. The nearby town of Great Yarmouth offers additional shopping, dining, and entertainment options, while the city of Norwich, with its historic attractions and modern conveniences, is easily accessible for a day out or commute.

Alder Avenue

Presenting this well-maintained three-bedroom bungalow in the desirable village of Martham. The property boasts a neat frontage with a brickweave driveway, providing plenty of space for parking your 2 vehicles, and a garage for added convenience and storage.

Inside, you'll find a generous open-plan living and dining area, ideal for both relaxed evenings and larger gatherings with family and friends. The large patio doors not only let in an abundance of natural light but also provide seamless access to the garden, enhancing the connection between the indoor and outdoor spaces.

The kitchen is a stylish feature of the home, offering a practical U-shaped design with sleek sage green cabinetry, a mosaic backsplash and durable quartz worktops. Three spacious bedrooms include the master with its own ensuite shower room. The main family bathroom is well-appointed, offering additional comfort and convenience for the household.

The rear west-facing garden is a private space, thoughtfully designed with extended paved area, artificial turf and slate areas, offering plenty of potential for outdoor enjoyment. A notable selling point is the property's solar panels, which not only reduce



Ground Floor
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

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.
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