

## 43 Black Street, Martham

£220,000 Freehold

\*Guide price: £ 220,000 - £ 230,000\* Situated in the heart of Martham, this well-presented three-bedroom home offers an ideal location for first-time buyers. The property features a spacious lounge, a well-equipped kitchen, and a conservatory along with both front and rear gardens providing ample outdoor space. With allocated parking and easy access to local amenities, schools, and transport links to Great Yarmouth and Norwich, this home is perfectly positioned for those looking to enjoy village life with nearby connections to the Norfolk Broads and coastal areas.

## Location

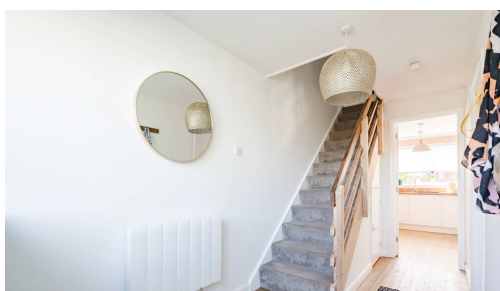
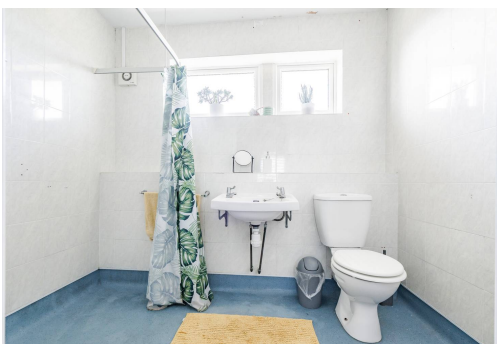
Black Street in Martham, is situated in a sought-after village location known for its charming rural setting and strong community spirit. Martham offers a good range of local amenities, including shops, a post office, pubs, and a village green. The area is well-connected, with regular bus services to Great Yarmouth and Norwich, making it an ideal base for commuters or those seeking access to larger towns. For nature lovers, the Norfolk Broads are nearby, offering scenic walks, boating, and wildlife-spotting opportunities. The village also benefits from reputable local schools and easy access to coastal areas such as Winterton-on-Sea and Hemsby, perfect for beach outings.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - B



## Black Street, Martham

This property welcomes you with a light-filled entrance hall, featuring an under-stair cupboard, perfect for keeping essentials neatly tucked away. The hall leads to all main rooms and includes a staircase rising to the first-floor landing.

The spacious kitchen/diner is designed for practicality and comfort, with a range of fitted units and plenty of worktop space. Tiled splashbacks, a stainless steel sink and plumbing for a washing machine make it well-equipped for modern living. The dining area enjoys views of the rear garden through a part-glazed door and a large window, with French doors opening into the lean-to conservatory. This versatile conservatory extends the living space, offering a space with underfloor heating, and access to the garden through sliding doors.

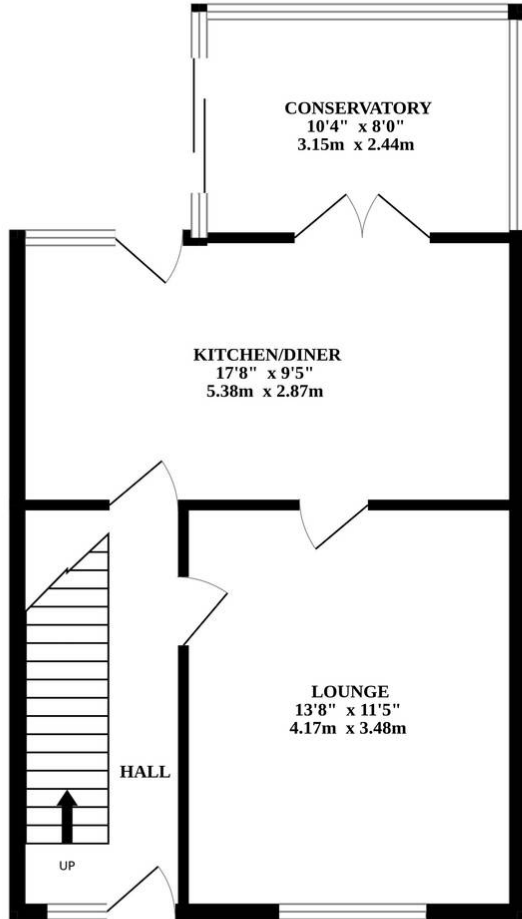
The lounge, located at the front of the property, is bright and welcoming. A large window fills the room with natural light, and the space is enhanced by wall lighting making it an ideal place to relax or entertain.

Upstairs, the main bedroom is generously sized, offering space for a double bed and storage. The second bedroom is generously sized, complete with a built-in cupboard for extra storage and a window that overlooks the front aspect, allowing plenty of light. Bedroom three offers a flexible layout, with enough space for a single bed or to be used as a home office. The wet room is a modern, low-maintenance space with fully tiled walls and a non-slip floor. It includes an electric shower and a wall-mounted electric heater, making it a practical and comfortable addition to the home.

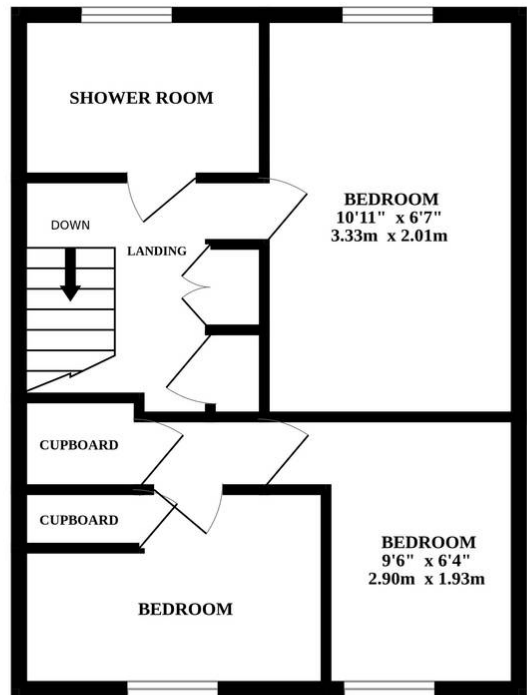
Outside, the front garden is laid and planted with mature shrubs, giving a welcoming feel. A shared pathway leads to the entrance and continues to the side of the property, with gated access to the rear. The enclosed rear garden offers a private, low-maintenance space, mainly laid to lawn, with close-boarded fencing for security and privacy. A brick-built garden store provides additional storage, and there is pedestrian access to the rear, leading to the allocated parking space.



GROUND FLOOR



1ST FLOOR



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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