



31 Repps Road, Martham

£280,000 Freehold

Discreetly positioned in the village of Martham, this three-bedroom gem, offers charming living amongst modern amenities. Boasting generous living areas, it includes three adaptable reception rooms, such as a welcoming sitting room, a dining space and a dedicated study. The standout kitchen, featuring sleek granite worktops and a range cooker, is enhanced by a cosy dining nook bathed in natural light from overhead skylights. Outside, the secluded south-facing garden offers a quiet setting, while off-road parking for three vehicles adds to the home's practicality and appeal.

Council Tax band: B

Tenure: Freehold

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Location

Situated in the charming village of Martham, Repps Road offers a peaceful and sought-after location with easy access to a range of local amenities. The area is known for its welcoming community and beautiful surroundings, including nearby green spaces and scenic views.

Within walking distance, you'll find shops, schools, and recreational facilities, making it an ideal spot for families and those seeking convenience. Martham is also



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Within walking distance, you'll find shops, schools, and recreational facilities, making it an ideal spot for families and those seeking convenience. Martham is also well-connected by public transport, providing easy links to surrounding towns and the stunning Norfolk Broads, perfect for those who enjoy outdoor activities.

Repps Road

Peacefully set in the charming village of Martham, this beautifully presented three-bedroom home blends a modern interior with classic character. Step inside to a welcoming entrance hall that leads to a newly fitted ground-floor shower room, featuring brushed brass effect fixtures and sleek, contemporary sanitaryware.

The ground floor offers a wealth of living space, with three versatile reception rooms—a dining room, a cosy sitting room and a dedicated study—providing ample room for both relaxation and productivity.

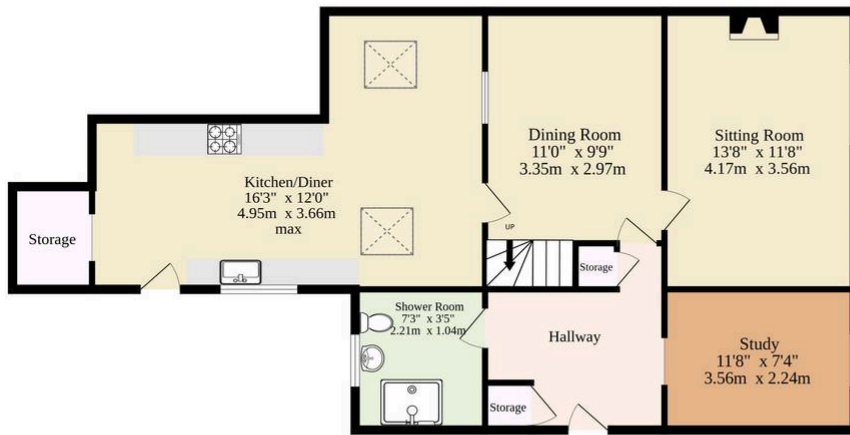
The impressive kitchen, designed with polished granite worktops and a range cooker, offering both practicality and a touch of luxury. A delightful small dining nook, illuminated by two skylights, creates the perfect spot for more casual meals.

Upstairs, three well-appointed bedrooms await, including a spacious master bedroom enhanced by its original fireplace. A thoughtfully designed four-piece bathroom suite serves the household, ensuring convenience for everyday living.

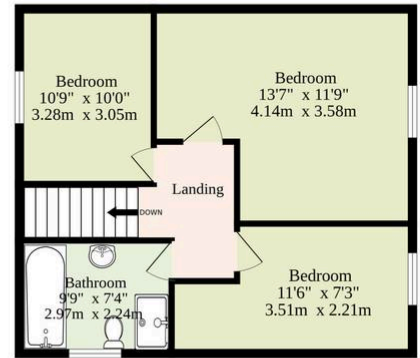
Outside, the south-facing garden offers exceptional privacy with an array of bordering shrubs and potted plants, making it an ideal space for entertaining or unwinding in the sunshine. With off-road parking for up to three vehicles, a sought-after feature in this



Ground Floor
664 sq.ft. (61.7 sq.m.) approx.



1st Floor
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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