



## 15 Damgate Lane, Martham - NR29 4PZ

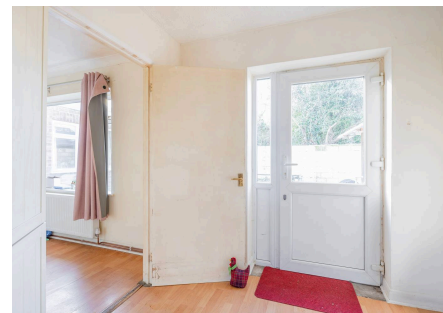
£200,000 Freehold

Located in a quiet residential area, this 2-bedroom detached bungalow presents an excellent investment opportunity. Offering wheelchair accessibility all on one convenient floor, it also features a spacious garden, off-road parking, and thoughtful design elements that enhance practicality and comfort.



## Location

Situated in the charming village of Martham, Damgate Lane 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 well-connected by public transport, providing easy links to surrounding towns and the stunning Norfolk Broads, perfect for those who enjoy outdoor activities.



## Agents notes

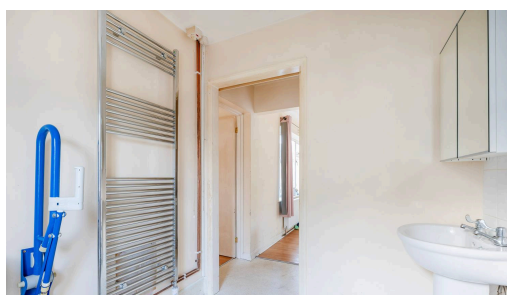
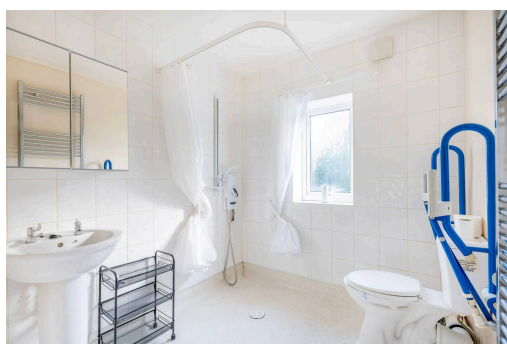
We understand the property will be sold freehold, connected to mains services water, electricity and drainage

Heat pump and solar panels installed in 2024.

The roof was replaced in 2023.

Heating system- Air source pump

Council Tax Band- B





## Damgate Lane, Martham

Entering through the sliding doors, you are greeted by a bright and inviting lounge, with a large window that fills the space with natural light. A cosy wood burner adds warmth and charm, creating a welcoming atmosphere during colder months.

The kitchen offers ample counter space and built-in cupboards, making meal preparation easy.

Moving through, two double bedrooms offer comfortable spaces to unwind after a busy day. The disabled bathroom features sliding doors and is designed for convenience and accessibility, catering to a variety of needs.

Outside, the concealed rear garden provides a peaceful retreat with wheelchair accessibility for ease of use. The garden is a good size, offering plenty of space for outdoor activities or relaxation. The front door is also equipped with a wheelchair-accessible ramp, ensuring smooth entry and exit.

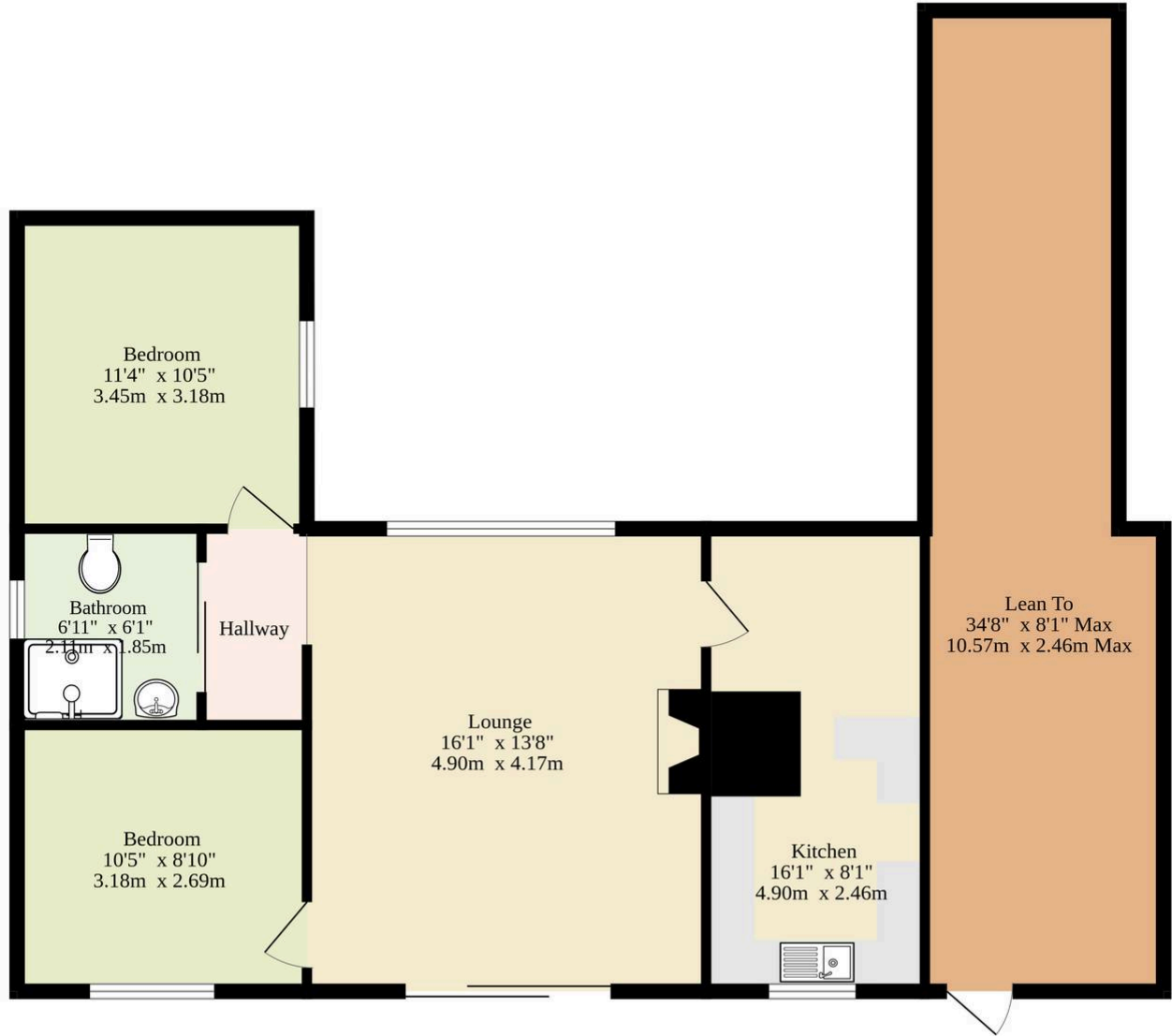
Recent upgrades include the installation of a heat pump and solar panels in 2024, enhancing energy efficiency and reducing costs. The roof was replaced in 2023, offering peace of mind for years to come. Double glazing and radiator heating throughout ensure a comfortable living environment.

Off-road parking is available with one allocated space, adding convenience.

Don't miss the chance to make this hidden gem your own. Schedule a viewing today and experience the potential and charm that this detached bungalow has to offer.



**Ground Floor**  
**924 sq.ft. (85.8 sq.m.) approx.**



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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