



CHERRY TREE AVENUE, MARTHAM
OFFERS OVER £635,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



CHERRY TREE AVENUE, MARTHAM

- A spacious six bedroom family home
- Three storey accommodation extending to approximately 3,200 sq ft
- Private south facing plot extending to approximately 0.6 acre
- One bedroom self-contained annexe
- No onward chain
- Parking for multiple vehicles
- Underfloor heating throughout the ground floor

A substantial three storey, six bedroom family home with an additional one bedroom self-contained annexe, offering spacious and incredibly flexible accommodation extending to approximately 3,200 sq ft while offering a quiet and private setting, with far reaching views out over open countryside and private gardens of approximately 0.6 acre.

Completed in 2014 this high quality home, perfect for multi generational living, offers features that include UPVC sealed unit double glazing, full central heating via underfloor heating and radiators via an air source heat pump, a high spec breakfast/kitchen room with a full range of appliances, finished with granite worktops, off road parking for multiple cars/caravans/boats and generous private and south facing grounds extending to approximately 0.6 acre.

The versatile accommodation includes a large master bedroom suite with his and hers walk in wardrobes and a generous four piece en-suite bathroom. Five further double bedrooms with four additional bath/shower rooms. The one bedroom annexe would perfectly suit an older relative but could also be used as a self-contained base from which to work from home.

To fully appreciate the size and versatility of this substantial home, an early viewing is strongly recommended.

ACCOMMODATION

Entrance Hall

Windows to front and side, part glazed front door, tiled floor, two built in cupboards, staircase to first floor.

Breakfast/Kitchen: 21'9" x 13'6"

Large, dual aspect, family kitchen with an extensive range of contemporary wall and floor mounted units, finished with granite worktops with 1½ sink unit and a comprehensive selection of built in appliances consisting of a double oven, additional single oven, microwave, ceramic induction hob with extractor hood, larder style fridge and separate freezer, integrated dishwasher, washing machine and tumble dryer.



Two sets of French doors give access out into the garden. Tiled floor, coved ceiling and down lighters.

Sitting Room: 18'8" x 13'1"

Dual aspect reception room with large inglenook fireplace with space and potential for a wood burning stove. Coved ceiling, down lighters.

Cloakroom

Low level w/c, vanity wash basin, tiled floor, extractor fan.

Dining Room: 21'7" x 12'4"

Spacious and flexible, dual aspect reception room with French doors leading out into the garden, oak flooring, coved ceiling, down lighters. Door leading to annexe.

Annexe Bedroom: 12'6" x 9'2"

Window to front aspect, oak flooring.

En-Suite Bathroom

Low level w/c, vanity hand basin, panelled bath with fitted shower and screen, oak flooring, coved ceiling, extractor fan, window to rear. Down lighters.

Annexe Living Room: 20'1" x 10'0" (13'9" max)

Dual aspect living space with French doors out into the rear garden. Oak flooring, coved ceiling, down lighters. Kitchenette with sink unit and drainer with wall and floor mounted storage units.

FIRST FLOOR

Landing

Two built in cupboards, down lighters, staircase to second floor.



Master Bedroom Suite:

Bedroom: 21'8" x 13'5"

South facing room with windows to side and rear offering far reaching panoramic views. Two radiators, coved ceiling, down lighters. Walk through to two large walk-in wardrobes with fitted shelving and hanging space, both with double sliding doors.

En-Suite Bathroom: 13'0" x 12'2"

Spacious, luxury bathroom with large free standing bath, walk in, dual-headed shower, low level w/c and a vanity wash basin. Tiled floor and walls, heated towel rail, down lighters, windows to front and side, extractor fan.

Bedroom 2: 20'3" x 12'10"

Dual aspect with far reaching views, radiator, loft access, down lighters.

En-Suite Shower Room

Shower enclosure, low level w/c, wash basin, tiled floor, window to front aspect, down lighters, extractor fan.

Bedroom 3: 12'4" x 8'11"

Window to front aspect, radiator, coved ceiling, down lighters.

En-Suite Bathroom

Panelled bath with fitted shower and screen, low level w/c, wash basin, coved ceiling, radiator, down lighters.

Bedroom 4: 12'3" x 8'11"

Window to rear with far reaching views, radiator, coved ceiling, down lighters.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, radiator, extractor fan, down lighters, window to rear.



SECOND FLOOR

Landing

Velux window to rear

Bedroom 5: 14'0" x 13'8"

Triple aspect, far reaching views, radiator, access to eaves.

Shower Room

Low level w/c, vanity wash basin, shower enclosure, radiator, tiled floor, extractor fan, Velux window to front.

Bedroom 6: 14'0" x 12'6"

Dual aspect with far reaching views. Radiator, access to eaves.

OUTSIDE

The property is approached via a substantial brick weave driveway providing off road parking for multiple vehicles. Double gates give access to the rear of the plot, ideal for storage of a boat or a caravan..

The total grounds extend for approximately 0.6 acres facing south east and laid mainly to lawn. Brick weave terracing wraps around the property with a further south facing sun deck and spacious timber gazebo.

This extremely private plot is well enclosed by fencing and mature hedgerow borders.

ADDITIONAL INFORMATION

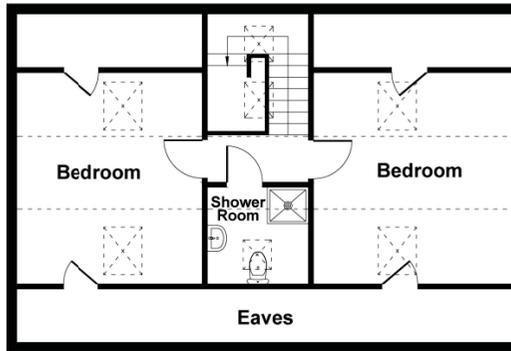
Services: Mains water, drainage and electricity

Heating: Air source heat pump with underfloor heating throughout the ground floor and radiators on floors 1 and 2.

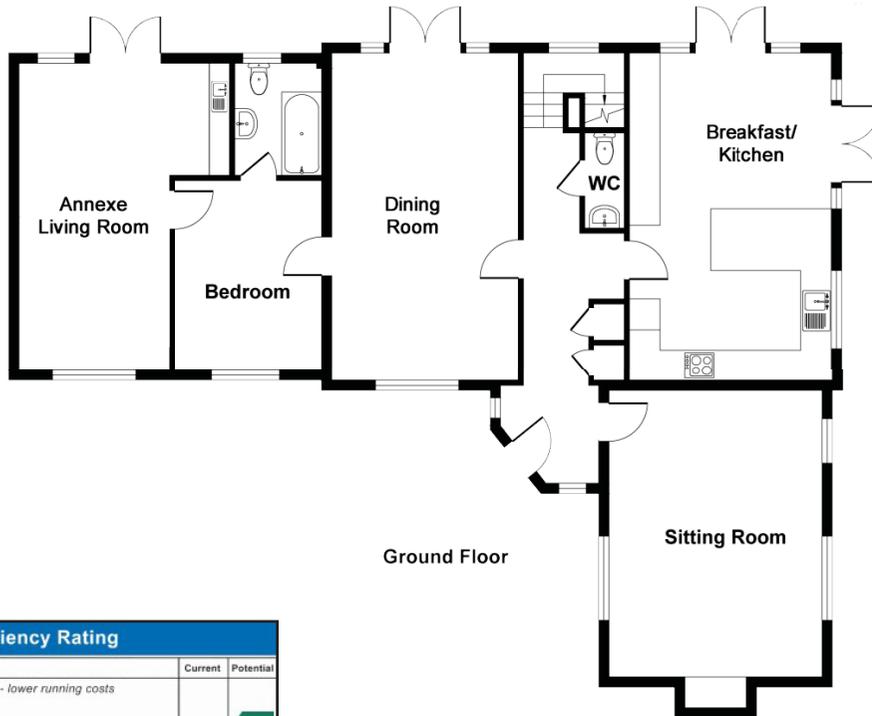
Council Tax: Band F







Second Floor



Ground Floor



First Floor

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com