



THURNE RISE, MARTHAM
£180,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



THURNE RISE, MARTHAM, NORFOLK NR29 4PU

- No onward chain
- Extended semi detached bungalow
- Backing onto open farmland
- Garage and parking for several cars
- Office/workshop
- UPVC sealed unit double glazing

An extended two bedroom semi detached bungalow backing onto open fields in the well regarded and well served village of Martham.

Available with no onward chain, this well proportioned property consists of an entrance hall, living room, kitchen, garden room/dining room, two bedrooms and a bathroom. With private parking for several cars, single garage and an office/workshop.

Motivated sellers, early viewing is recommended.

ACCOMMODATION

Entrance Hall

Part glazed front door, loft access.

Kitchen: 9'8" x 9'1"

Range of wall and floor mounted units with ceramic sink unit and drainer. Plumbing for washing machine. Partially tiled walls, laminate flooring. Part glazed door to:

Garden Room/Dining Room: 18'11" x 6'8"

Window and fully glazed door to rear leading out into the garden. Laminate flooring, built in cupboard.

Living Room: 15'7" x 10'6"

Window to front aspect with views out towards the church. Laminate flooring, coved ceiling, ceiling fan/light. Panelled door.



Bedroom 1: 13'5" x 10'6"

Extensive range of fitted bedroom furniture. Laminate flooring, ceiling fan, wall lights.

Bedroom 2: 9'9" x 8'6"

Window to front aspect, coved ceiling, panelled door, laminate flooring.

Bathroom

Low level w/c, vanity wash basin, panelled bath with shower and screen. Heated towel rail, shaver point, extractor fan. Window to side, tiled walls, shaver point.

OUTSIDE

The property is approached via a long private driveway providing parking for several cars and leads to a carport and a **Garage** with power, light and an up and over door.

There is a lawned front garden and gated access to the rear garden. The rear garden backs onto open farmland with two paved patio areas and a small area of lawn.

Adjacent to the garage is an **Office/Workshop** of brick construction under a flat felted roof.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage

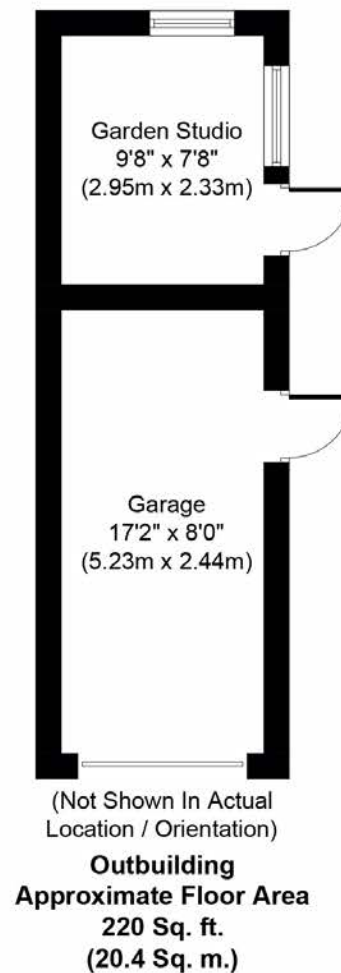
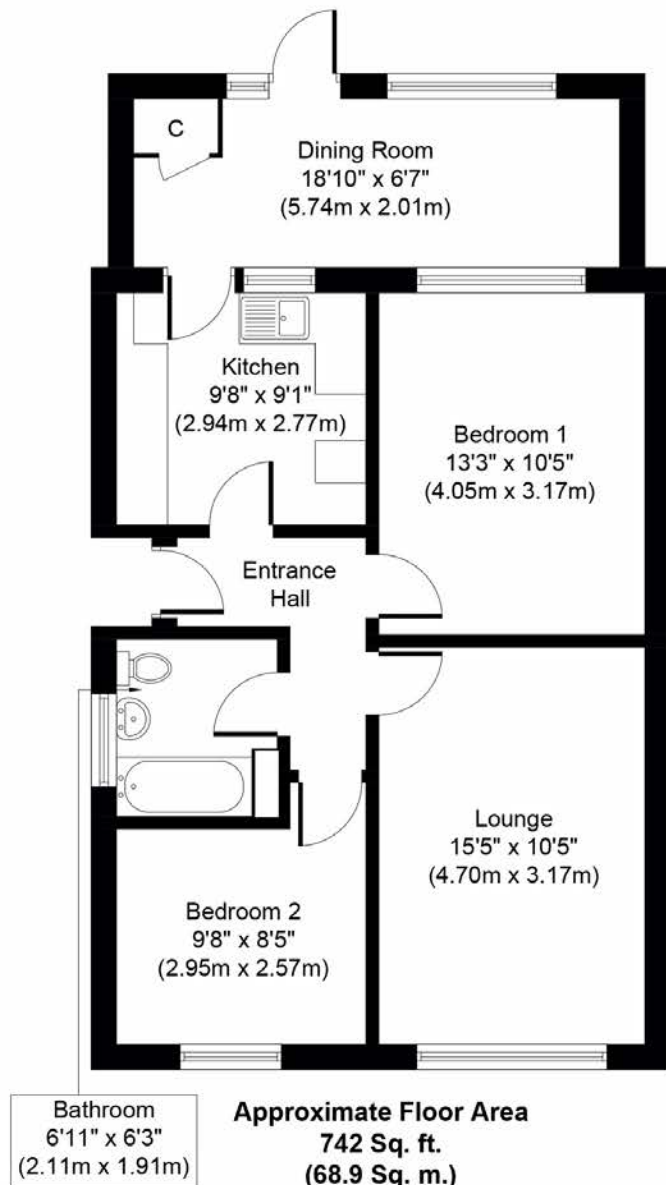
Heating: Electric storage heating


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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY



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