



THE STORY OF

# Greenbanks

*Ludham, Norfolk*

SOWERBYS

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Malthouse Lane, Ludham,  
Norfolk, NR29 5QL

Most Impressive Renovated Bungalow

Finished to the Highest of Standards

Open-Plan Living Options

Four Double Bedrooms

High Quality Cabinetry

Two En-Suites and Bathroom

Highly Desirable Location

Low Maintenance Home

Large Double Garage

Enclosed Private Garden

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“...a futureproof home without compromise on quality or style.”

Standing proud in the popular village of Ludham, this extraordinary home boasts stunning interiors which have been renovated to the highest of standards creating an idyllic home, fit for growing families or those wishing to downsize to a low maintenance and futureproof home without compromising on quality or style.

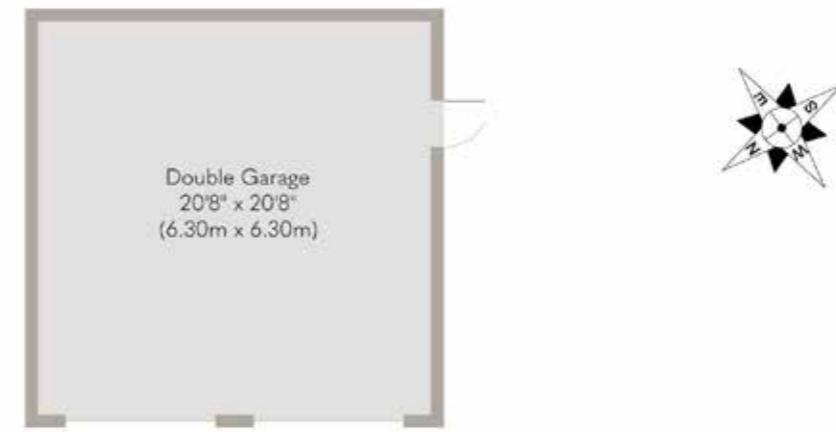
Intelligent design means that open-plan living has been balanced perfectly with the need for smaller receptions in addition to the ability to compartmentalise larger, open receptions. With a flexible design and a quality of finish sure to impress even the most discerning of buyers, this exemplary home is ready and waiting to provide an

idyllic companion to a fulfilling way of life.

The kitchen showcases an array of fine cabinetry, topped with stone countertops and a full complement of integrated appliances. The breakfast bar provides a brilliantly sociable, informal dining space and serves as the perfect threshold to the semi open-plan sitting room. A full run of bifold doors beckon the gardens inside on a sunny day, whilst the stunning media wall and further cabinetry house the electric fireplace for winter evenings spent unwinding as a family. The kitchen is complemented by the well equipped utility room, with a back door making it a handy boot room and side entrance also.



No less than four double bedrooms bring excellent versatility to the home, with bedrooms three and four comfortably able to serve as additional flexible receptions should they be needed. The impressive principal suite showcases attractive panelling, a wealth of built-in storage and, of course, an en-suite shower room fitted to the exacting standards one would expect from such a high quality home. A guest suite enjoys a shower room every bit as luxurious as the principal en-suite, and the two further double bedrooms are well served by the equally striking family bathroom.



Garage  
Approximate Floor Area  
427 sq. ft  
(39.7 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Of the many notable features, the plot in which this home sits is just as impressive. Sitting centrally means the large frontage affords ample off-road parking, front gardens and of course the attractive and large detached double garage. Well kept gardens to the side and rear provide a sprawling lawn sitting alongside the extensive patio, encompassing the entire rear elevation of the home; ideal for grabbing some sunshine no matter the time of day.



ALL THE REASONS



# Ludham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled in The Broads, at the end of a dyke leading to Womack Water and flowing into the River Thurne, is the charming village of Ludham.

In addition to the array of amenities such as a doctors' surgery, shops, pubs, restaurants, cafes, and a butcher's, providing visitors and residents with everything they need, the village also offers a primary school, a nursery, and a number of other schools situated just a few miles away.

Explore the broads and rent a day boat from either Womack or Ludham Bridge, with its shops, restaurant and boat yard, which is a popular mooring place for boats in the summer months.

Within walking distance lies the quaint hamlet of Johnson Street and the charming Dog Inn. This location serves as an excellent starting point for scenic walks along the riverbank, taking you past the Buttle Marsh nature reserve and leading you to the picturesque How Hill. The How Hill estate occupies a substantial portion of the village's northwest region, and boasts a delightful museum and nature trail for visitors to explore.



Additionally, Ludham features an extensive network of public footpaths and permissive paths, providing access to most parts of the parish. Conveniently, Ludham enjoys good bus services, with a stop located just outside the peaceful St. Catherine's Church.

This ancient city of Norwich is just 15 miles away, and has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

Relish in the peaceful, simplicity of village life, whilst appreciating the convenience of being within easy reach of the city, and call Ludham your home.



Note from Sowerbys



"...a quality of finish sure to impress even the most discerning of buyers."

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## SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 0382-1013-9291-2672-2204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///fractions.princes.paler

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