



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK







## Ashurst, Lovers Lane, Ludham, Norfolk, NR29 5PE

Nestled in the heart of the highly sought-after Broadland village of Ludham, this detached bungalow offers a rare opportunity to enjoy peaceful village living within easy reach of the Norfolk Broads, the coast, and Norwich city centre. The property sits on a generous plot of just over a quarter of an acre, providing both space and potential.

Ludham is a vibrant village with a strong sense of community, offering essential amenities including a doctors' surgery, primary school, village hall, traditional pub, and a charming local shop. Just a short stroll away, Womack Staithe offers picturesque river walks along tree-lined greens—perfect for leisurely outings and embracing the natural beauty of the Broads.

Set back from the road, on a plot measuring just over quarter of an acre, the bungalow is approached via a gravel driveway offering ample off-road parking and access to a detached garage. To the rear, a beautifully landscaped garden with mature trees and established planting provides a tranquil and private retreat from everyday life.

Internally, the property offers versatile single-storey accommodation, though it would benefit from a programme of modernisation, presenting a fantastic opportunity to create a bespoke home tailored to your needs. The layout includes three bedrooms, a family bathroom, a separate kitchen, and an open-plan living and dining area, all with great potential to be reimaged.

The location further enhances the appeal of this home—approximately five miles from the heart of the Norfolk Broads, nine miles to the unspoilt North Norfolk coastline, and just thirteen miles to Norwich city centre, with its excellent shopping, restaurants, historic attractions, university, mainline train station, and the Norfolk and Norwich Hospital.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band C



Off-Road  
Parking

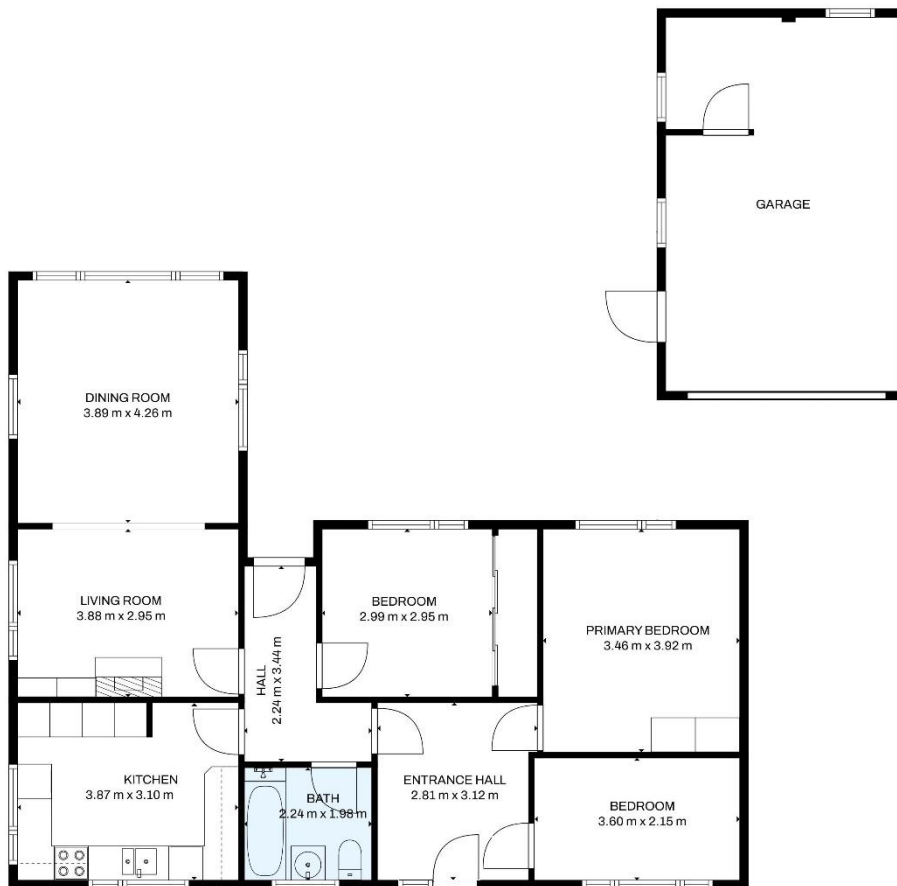


Garage









**TOTAL: 94 m<sup>2</sup>**  
 FLOOR 1: 94 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 27 m<sup>2</sup>, PATIO: 37 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**Stobart & Hurrell**

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