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Latchmoor Park, Ludham, Norfolk, NR29 5RA

A detached family home located within in heart of the renowned Norfolk Broads village of Ludham, away from the mainstream bustle inspired by the Broads capital of Wroxham, yet close enough to local amenities that include the local doctors, the village stores, butchers, public house, primary school and nursery.

Located on a corner plot, the property is set back from the road and is approached from the front over a lawn garden. To the rear there is an enclosed walled garden with paved walkways bordering a lawn and mature shrubs. The property also benefits from off-road parking and a garage.

Well-presented throughout, the property enters into a hallway where separate internal doors lead into a bright, modern kitchen and a family lounge with an adjoining conservatory, that has been fitted with improved roofing creating a more useable space and is currently serving as the dining room. Double doors from the dining room overlook and open out to the rear garden. To the first floor, a newly fitted family bathroom and three bedrooms completes the accommodation.

Beyond the attractions of the Norfolk Broads life in Ludham is further complemented by the near proximity to the capital city of Norwich and the sandy beaches of the Norfolk coastline which both lie within a thirty-minute car journey.

Detached

House

Modern

1 Bathroom

2 Receptions

3 Bedrooms

Tax Band C

Off-Road Parking

Garage

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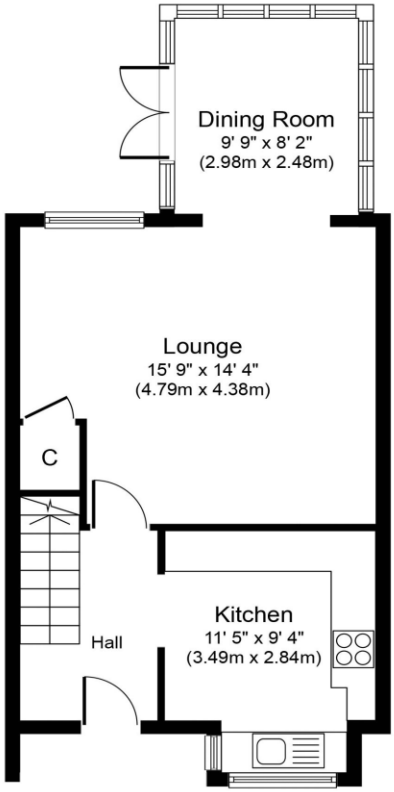
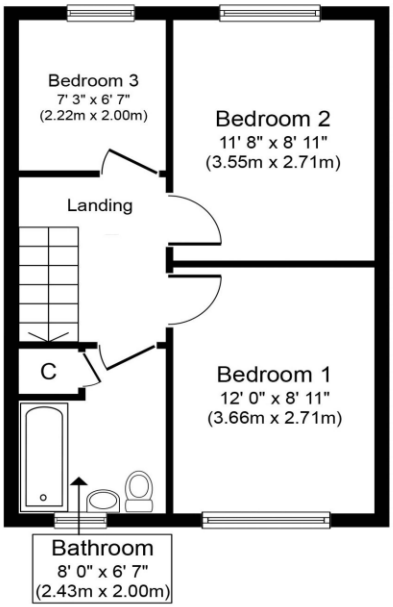
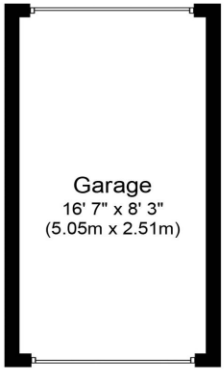


Ground Floor
Approximate Floor Area
494 sq. ft.
(45.9 sq. m.)

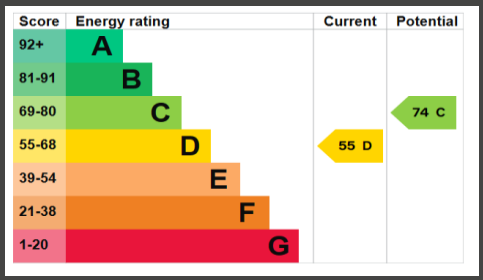


First Floor
Approximate Floor Area
375 sq. ft.
(34.9 sq. m.)



Garage
Approximate Floor Area
134 sq. ft.
(12.5 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes 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.



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