



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



28 School Road, Ludham, Norfolk, NR29 5QN

A detached bungalow with no onward chain, offering an excellent opportunity as a family home, a peaceful country retreat, or the perfect downsizing option with space for visiting friends and family.

Situated in the heart of the Norfolk Broads, close to the centre of the sought-after village of Ludham, the property enjoys easy access to local amenities, including a primary school, village store, The King’s Arms pub/restaurant, garage, church, and doctor’s surgery.

Set back from the road, the bungalow is approached via a generous shingle frontage, providing ample off-road parking. To the rear, there is a garage and a lawn garden framed by mature shrubs, with a timber shed offering practical storage.

Well-presented throughout, the accommodation comprises a welcoming hallway leading to three bedrooms, a family bathroom, a lounge, and a central kitchen.

Adding to its appeal is the enviable location: the unspoiled North Norfolk coastline lies less than ten miles away, while the historic cathedral city of Norwich, renowned for its shopping, restaurants, cultural attractions, the University of East Anglia, and the Norfolk & Norwich University Hospital, is just fourteen miles to the south.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band B

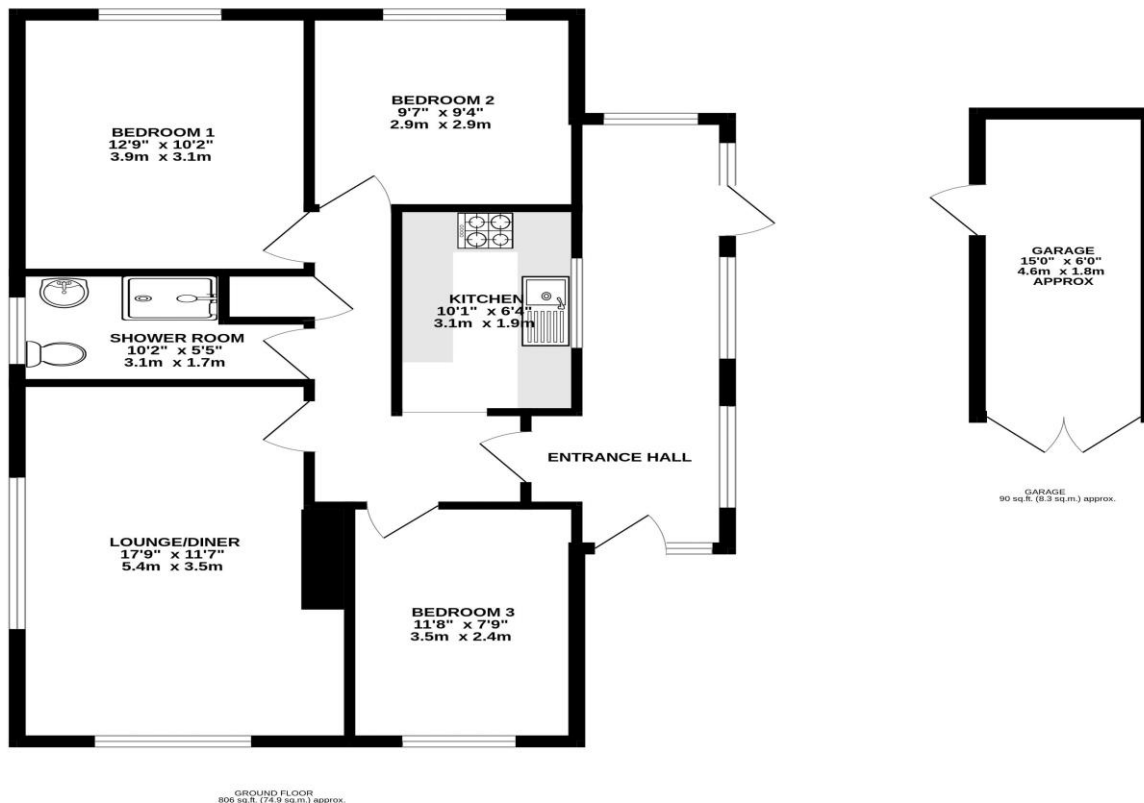


Off-Road
Parking



Garage





TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	26 F	
1-20	G		

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