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Sunset, Fritton Lane, Ludham, Norfolk, NR29 5PT

This beautifully presented detached three-bedroom bungalow occupies a generous plot with open field views, positioned to the east of the charming Norfolk Broads village of Ludham, close to the Rivers Thurne and Ant. Peacefully situated, Ludham offers a more tranquil alternative to the bustling Broads capital of Wroxham, while remaining within easy reach of everyday amenities. Of particular note, residents of the property are eligible to apply for Parish Moorings at the nearby Womack Staithe, subject to availability.

Set well back from the road and screened by mature boundaries, the property is approached via gated access leading to lawned gardens and a gravel driveway providing ample off-road parking and access to a garage. To the rear, the well-tended garden offers a haven of privacy and relaxation, featuring sweeping lawns, a substantial storage shed and an elevated decked seating area that enjoys uninterrupted views across the surrounding countryside.





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- OIL HEATING
- THREE BEDROOMS
- DETACHED BUNGALOW

- NORFOLK BROADS LOCATION
- OFF-ROAD PARKING & GARAGE
- SHORT DRIVE TO LOCAL AMENITIES

- ENCLOSED GARDEN WITH FIELD VIEWS
- VERSATILE, SPACIOUS ACCOMMODATION
- THIRTY MINUTES TO CITY & TWENTY TO COASTLINE

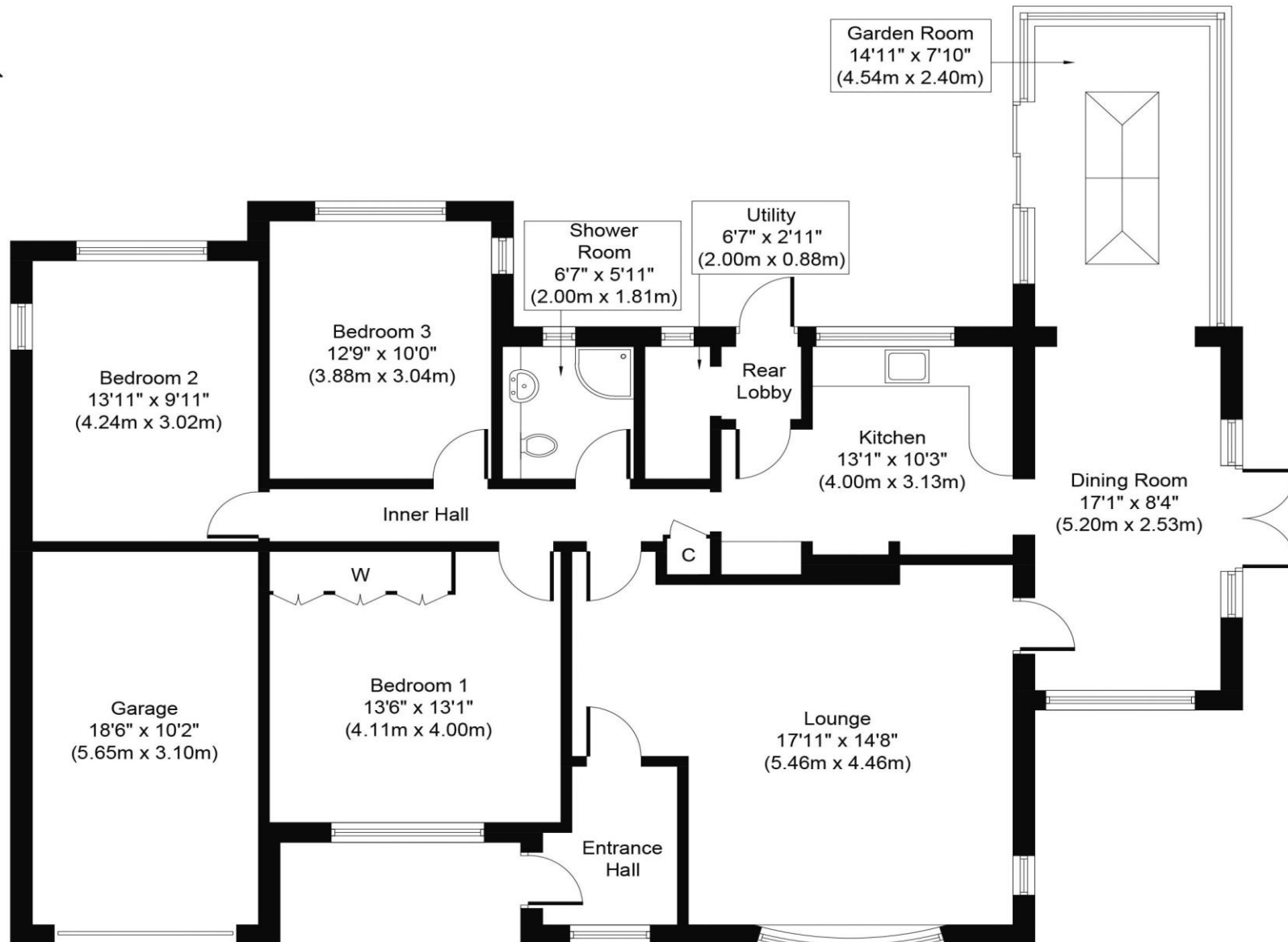
The bungalow provides spacious and versatile accommodation, ideal for both families and those seeking a comfortable retirement home. A welcoming entrance hall leads to a generous lounge with bay window and feature fireplace. From here, an inner hallway gives access to three double bedrooms, including a principal bedroom with built-in wardrobes, a modern family shower room, and a well-appointed kitchen with rear lobby and separate utility room. A further door from the lounge opens into an impressive dining room, which connects seamlessly to the kitchen and flows into a delightful garden room, perfectly positioned to overlook and open out onto the rear garden.

Life in Ludham is enhanced by the village's excellent amenities, including a doctors' surgery, village stores, butcher, public house, restaurant, primary school and nursery. Beyond the village, the outstanding leisure opportunities of the Norfolk Broads, the historic city of Norwich, and the sandy beaches of the Norfolk coastline are all within an easy thirty-minute drive, offering an exceptional balance of countryside living and accessibility.






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Garage
Approximate Floor Area
188 Sq. ft.
(17.5 Sq. m.)

Approximate Floor Area
1398 Sq. ft.
(129.9 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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