

Aldreds
Estate Agents



Woodstock Catfield Road, Ludham, NR29 5QT

£425,000





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Woodstock Catfield Road

Ludham, NR29 5QT

- Spacious Detached House
- Pleasant Non Estate Position
- Driveway & Integral Garage
- Ground Floor Cloakroom
- Well Presented Throughout
- Four Bedrooms
- Convenient To The Local Amenities
- Lounge & Dining Room
- Deceptively Spacious Accommodation
- Nicely Enclosed Garden

Aldreds are pleased to offer this spacious four bedroom detached house, located in a desirable, non estate position in the sought after Broadland village of Ludham. This well appointed home offers accommodation including a nice size entrance hall, ground floor cloakroom, kitchen breakfast room, lounge, dining room, garden room, four first floor bedrooms and bathroom. The property benefits from uPVC SUDG windows, oil central heating, an integral garage, gated driveway parking and a pleasant enclosed rear garden. Early internal viewing is highly recommended to appreciate this lovely village home.



Entrance Hall

Part glazed Composite entrance door with glazed side panel, radiator, power points, stairs to first floor landing, service door to garage, doors leading off;

Cloakroom

Obscure glazed window to side aspect, low level w.c., hand wash basin with tiled splash back, radiator.

Lounge 17'5" x 13'3" (5.33m x 4.06m)

A double aspect room with windows to front and side, wall lighting, power points, television point, exposed brick chimney breast (chimney currently boarded) with a tiled hearth, wall lighting, brick arch giving open plan access to;

Dining Room 12'5" x 11'3" (3.81m x 3.44m)

With glazed sliding patio doors to rear garden, wood block flooring, feature exposed beams, serving hatch from kitchen, wall lighting, power points, telephone point, radiator.





Kitchen Breakfast Room 15'6" at max x 10'2" reducing to 7'4" (4.73m at max x 3.11m reducing to 2.26m)

Rear inward facing window, tiled flooring, radiator, serving hatch to dining room, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, integrated electric double oven, ceramic hob and stainless steel chimney extractor, dishwasher.

Garden Room 15'7" x 5'0" (4.77m x 1.53m)

Windows to side and rear, glazed door to rear garden, wall lighting.

Stairs To First Floor

On to a half landing with side facing window, loft access, airing cupboard housing hot water cylinder with immersion heater, power points, doors leading off;

Bedroom 1 14'10" x 10'7" (4.54m x 3.23m)

Window to rear aspect, radiator, power points, television point, built-in wardrobe.

Bedroom 2 13'5" x 10'6" plus alcove (4.09m x 3.21m plus alcove)

Window to front aspect, radiator, power points.

Directions

On arriving in the village of Ludham on the Catfield Road, the property can be located on the right hand side, next door to the left of the Ludham Methodist Church.



Bedroom 3 13'1" reducing to 10'9" x 7'8" (3.99m reducing to 3.29m x 2.34m)

Window to rear aspect, radiator, power points, television point.

Bedroom 4 9'8" x 6'10" (2.97m x 2.09m)

Window to front aspect, radiator, power points.

Bathroom 10'0" x 7'3" (3.05m x 2.23m)

A really spacious bathroom with obscure glazed window to front aspect, radiator, tiled flooring, white suite comprising of low level w.c., pedestal hand wash basin, panelled corner bath with tiled surround and shower attachment over.

Integral Garage 17'2" x 9'1" (5.25m x 2.78m)

With front facing up and over door, side facing eye level window, oil fired boiler for hot water and central heating, plumbing for washing machine, power points.

Outside

The property is approached via a brick weave and shingle driveway, leading onto integral garage and front open sided, covered porch to main entrance. The front garden is nicely enclosed with close board panel fencing and mature hedgerows to boundaries with vehicular and pedestrian gates, external lighting. To the rear, is a nicely enclosed garden with close board panel fencing and partially walled garden, mainly shingled and paved, with a variety of well stocked shrubbery and planting to borders, uPVC oil storage tank, timber garden shed and summerhouse.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: D.

Energy Performance Certificate (EPC)

EPC Rating: E.

Location

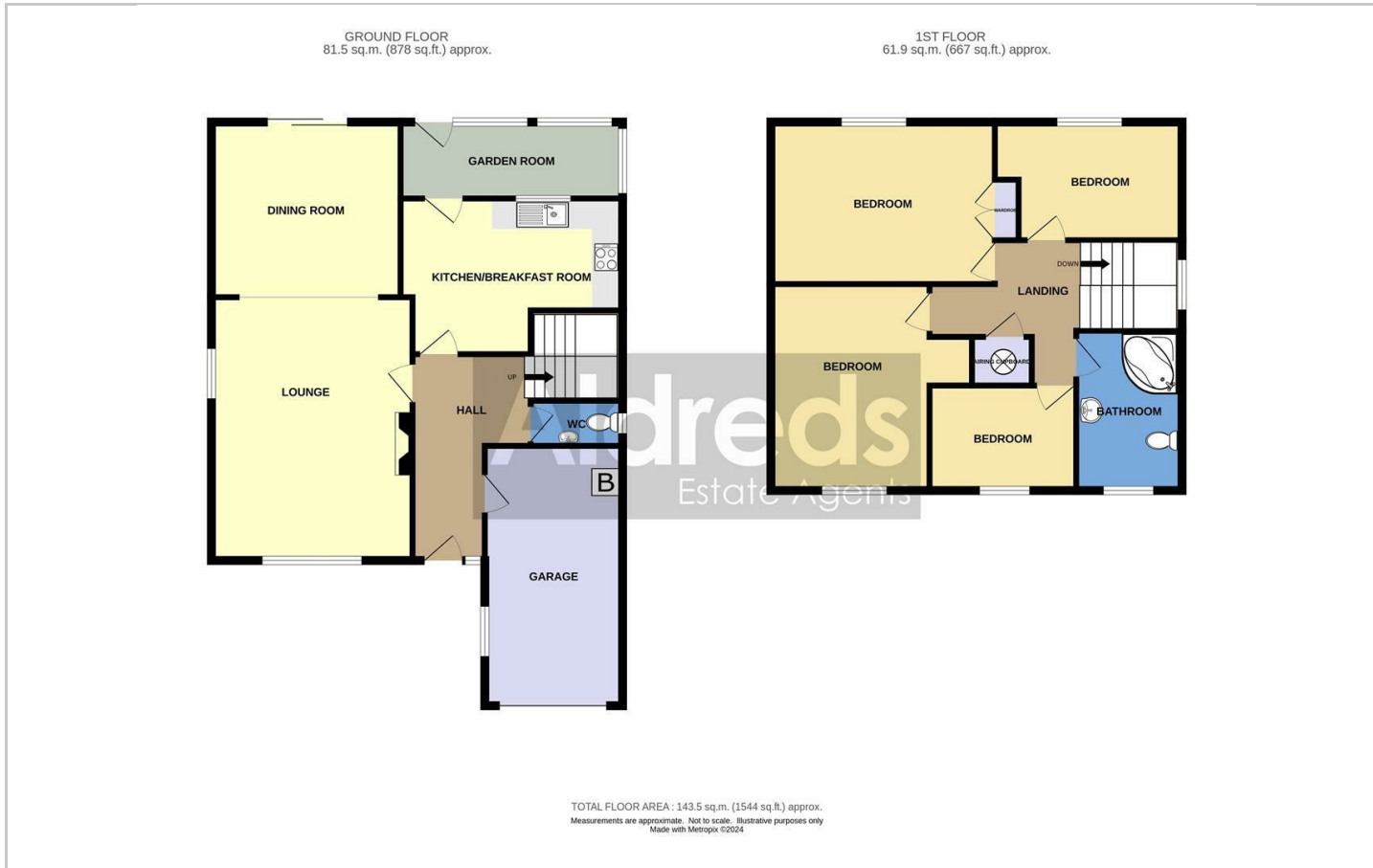
Ludham is an attractive Broadland Village with a public staithe with river connections on the River Thurne via Womack Water and the River Ant at Ludham Bridge. Facilities include Boatyards, Post Office/General Stores, Butchers, Florists, Ford Dealership and Garage, two Public Houses and a First School. The village is situated approximately 13 miles from Great Yarmouth and 15 miles from the Fine City of Norwich.

Reference

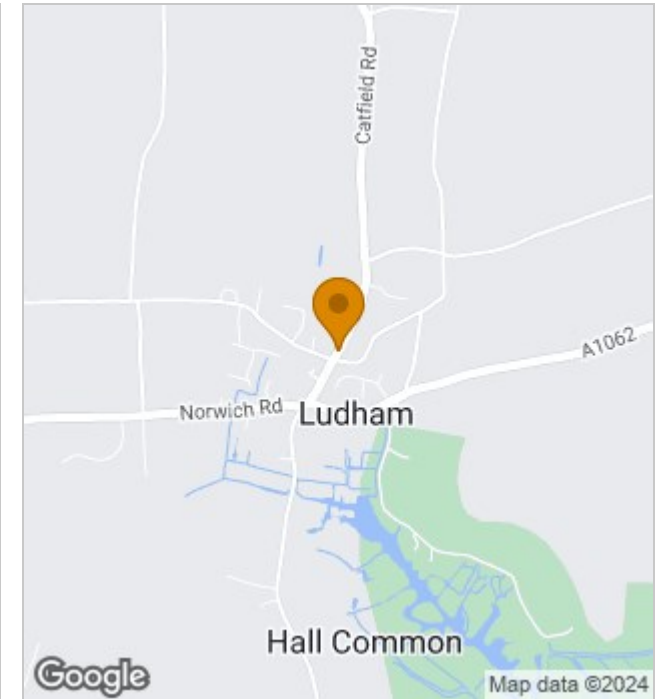
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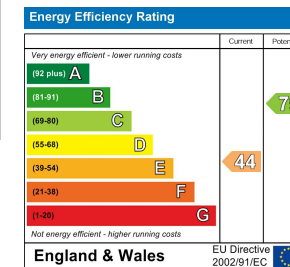
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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