

**Aldreds**  
Estate Agents



20 School Close, Ludham, NR29 5QW

Offers Over £210,000





Dial  
HILL - Throm  
HALL YOU HAIR  
Torel  
TIED BARNABE  
BEST BARNABE  
I think  
ONWARD - Awkward or  
BR - leighbow or  
DAN BAIT ME - P77  
LEAD LE SCUIT - U  
SIEF - Something  
TOTT TITY - Small  
YIS - yesterday 'UL DING  
SMYS - Snake AHIND - la  
HAFY - In front 'BARNE'  
HAY R BLAAREN - Stop cry  
LLEARTIONS - fin or Jov  
DREY KESEPA TROSHIN BOR -  
KID NUD LOOK QUEEY - Not wal  
KIS UP - Whats wrong 'LUMMOX'  
SUFFEN SHAGE - Very angry 'RAMIL  
HEEK VER SITTU LOHAT BIR - Hve ou  
YOUR GETTING MY NIK - Getting on  
DIPPEL - Beautiful ON THE HILL

# 20 School Close

Ludham, NR29 5QW

- Semi Detached Bungalow
- One Bedroom
- LPG Central Heating
- Open Farmland Views
- Spacious Driveway Parking
- Nicley Refurbished and Modernised
- Lounge with Multi Fuel Stove
- Impressive Garden Deck with Sunken Hot Tub
- Garden Office
- No Onward Chain

Aldreds are pleased to offer this very well presented, semi-detached bungalow, situated in the popular Broadland village of Ludham. Occupying a pleasant position with a generous garden and outstanding views from the garden, this nicely refurbished property offers accommodation including an entrance hall/utility, kitchen/diner, lounge, bedroom and bathroom. A particular feature of the property is the raised garden deck with sunken hot tub and generous garden overlooking open farmland. The property offers LPG central heating, spacious driveway parking, and uPVC sealed unit double glazed windows. Early internal viewing is highly recommended to appreciate this nicely located property. No onward chain.



### Entrance Hall / Utility

Part glazed composite entrance door, tiled flooring, fitted worksurface with power points, plumbing for washing machine, open access to:

### Kitchen/Diner 20'0" x 9'8" reducing to 5'2" (6.1m x 2.97m reducing to 1.6m)

Double aspect room with window to front and glazed door giving access to rear garden deck, tiled flooring, radiator, power points, loft access with loft ladder (loft houses an LPG boiler for hot water and central heating), inset LED ceiling lighting, smoke detector, a range of modern fitted kitchen units with rolled edge work surface and tiled splashback, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, stainless steel chimney extractor, doors leading off.





Lounge 11'1" x 11'7" reducing to 10'7" (3.39m x 3.54m reducing to 3.25m)

Window to front aspect, power points, television point, radiator, multi-fuel stove in a tiled corner hearth, inset LED ceiling lighting.

Bedroom 14'6" x 7'8" (4.43m x 2.36m)

Window to rear aspect, radiator, power points.

Bathroom

Front facing obscure glazed window, tiled flooring, white suite comprising panelled bath with tiled surround and electric shower over, pedestal hand wash basin with tiled splashback, low level WC, heated towel rail, ventilation, inset LED ceiling lighting.

## Directions

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149, turning right signposted Catfield/Ludham. Proceed through the village of Catfield, turning right towards Ludham. On arriving in the village of Ludham, continue onto Catfield Road, turning right into School Road before turning right into School Close where the property can be found on the right hand side as the road bears round to the left.



## Outside

The property occupies a generous plot, with a large shingled driveway which extends to the front and side of the property providing ample parking space for a number of vehicles. The driveway extends through a timber 5 bar gate to the rear providing further parking space. The rear garden is of a generous proportion with an impressive raised deck off of the rear of the property with balustrade with glazed inset, sunken hot tub, external lighting and steps leading to a lower garden area which is laid to lawn, with timber garden shed and a timber built garden office. The rear garden backs onto open farmland offering a superb open view.

## Garden Office 10'0" x 10'0" (3.05m x 3.05m)

Of timber construction, insulated with power, electric heating and lighting.

## Tenure

Freehold

## Services

Mains water, electric and drainage

## Council Tax

North Norfolk District Council - Band A

## Agents Note

A Section 157 covenant exists requiring prospective purchasers to have lived or worked in Norfolk for the proceeding 3 years prior to purchase.

The property benefits from PV solar panels which were fitted in May 2024 as part of a Warm Homes Grant. This includes the installation of cavity wall insulation, loft insulation and improved ventilation

## Energy Performance Certificate (EPC)

EPC Rating: E

## Location

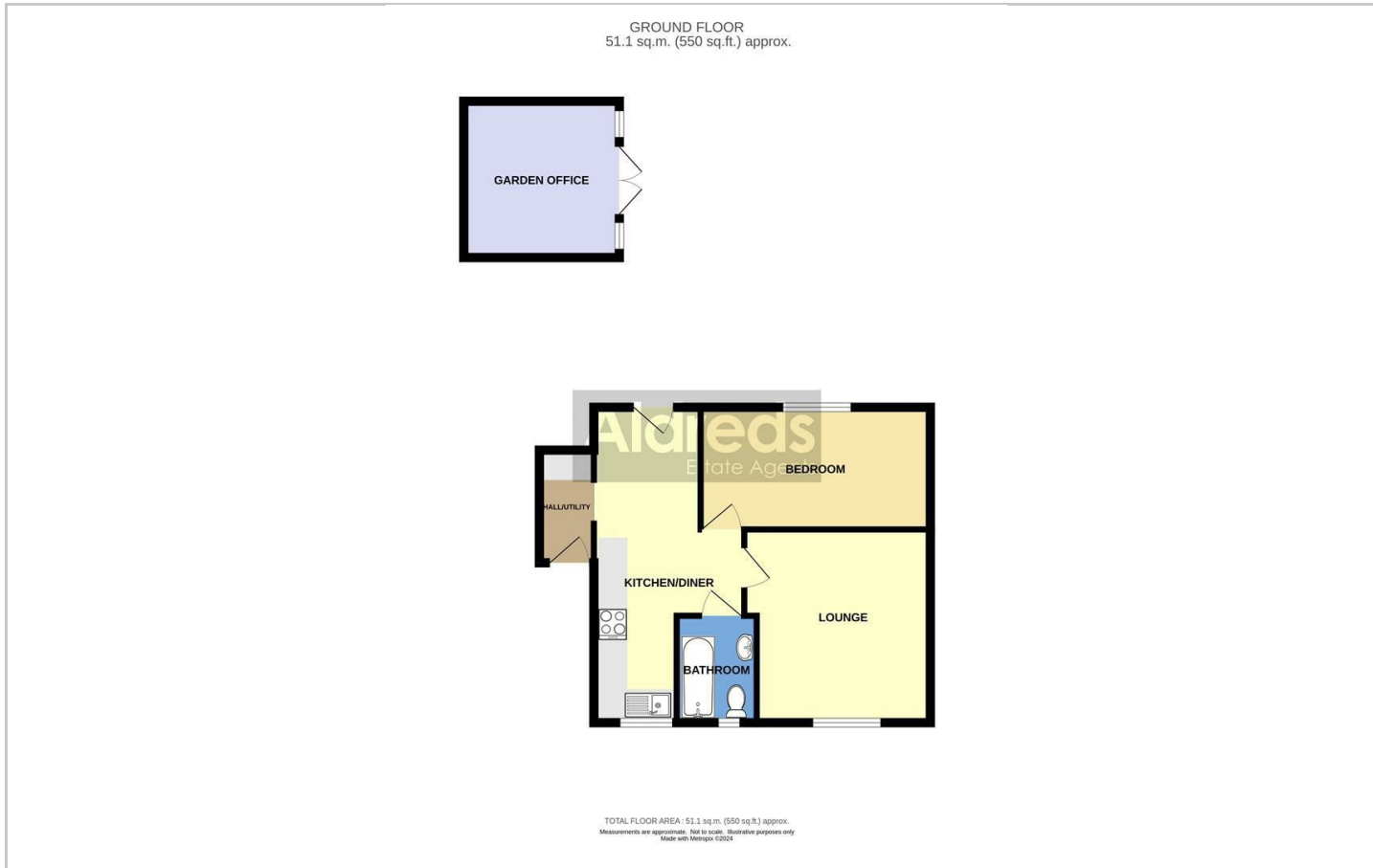
Ludham is a lovely Broadland Village with a public staithe and river connections to the Northern Broads via Womack Water. Facilities include a Post Office/General Stores, Butchers, Florists, Ford Dealership/Garage, Public House/Restaurant and a First School. The village is situated approximately 13 miles from Great Yarmouth and 15 miles from the fine city of Norwich.

## Reference

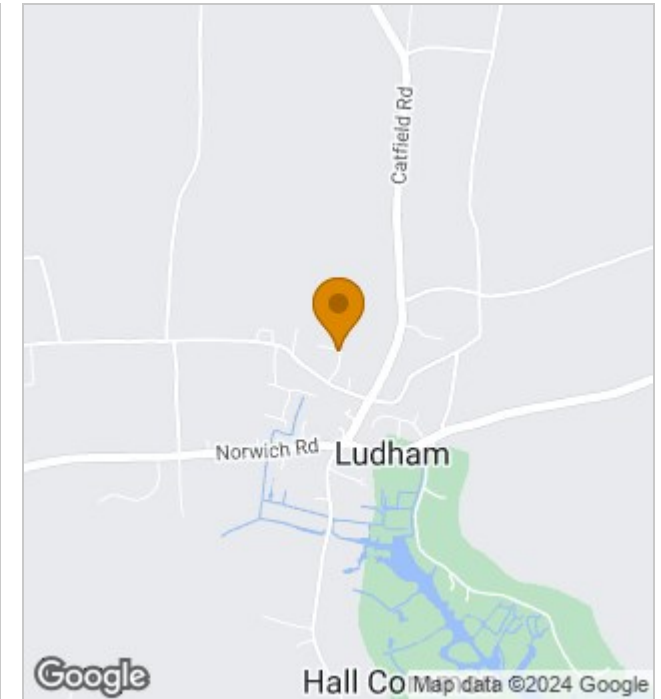
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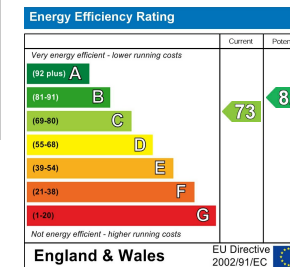
## Floor Plans



## 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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55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA