

Aldreds
Estate Agents



Plot 1 Willow Way

Ludham, NR29 5QS

£525,000



Plot 1 Willow Way

Ludham

We are delighted to offer the first plot to be released in this exclusive development of twelve similar bungalows of a high specification, located in the sought after Broadland village of Ludham. This spacious three bedroom home will be finished to an excellent standard and will feature underfloor heating via an air source heat pump, PV solar panels, a wonderful kitchen/dining space with high quality appliances and Quartz worktops and a double aspect lounge with bi-folding doors opening onto a garden with a Southerly aspect. A large tarmaced driveway and an adjoining double garage will complete the package of what is sure to be a popular design. Early enquiries are strongly recommended.

Entrance Hall

Composite entrance door with glazed side panel, built-in cupboard, doors leading off;

Kitchen/Diner

23'9" x 14'9" (7.26m x 4.5m)

Double doors from hallway, bay window to front aspect, a range of fitted kitchen units with Quartz work surfaces with sinkdrainer and instant boiling water tap, integrated appliances including an induction hob, integrated oven, integrated combi microwave/warming oven, dishwasher, door to garage/utility area, French doors leading to;

Lounge

15'9" x 18'6" (4.81m x 5.65m)

A spacious double aspect room with window to rear, bi-fold doors to side, leading to garden.

Master Bedroom

14'6" x 10'9" (4.42m x 3.29m)

Rear facing window, open access to;

Dressing Room

5'8" x 4'7" (1.73m x 1.41m)

En-Suite Shower Room

Side facing obscure glazed window, low level w.c., hand wash basin, shower.

Bedroom 2

14'6" x 10'6" (4.44m x 3.21m)

Window to front aspect.

Bedroom 3/Study

14'6" at max x 7'9" (4.42m at max x 2.38m)

Window to side aspect.

Bathroom

Side facing obscure glazed window, bath, shower, low level w.c., hand wash basin.

Double Garage

19'7" x 20'8" (5.97m x 6.3m)

Two front facing electrically operated roller doors, rear service door, rear facing window, power and lighting, utility area with plumbing for washing machine, work surface and sink drainer.

Outside

Plot 1 will offer a spacious tarmac driveway, leading to the adjoining double garage with an EV charging point. The generous rear garden will offer a Southerly aspect.

Specification

Finished to a high standard throughout, the specification will include:

Air Source Heat Pump, underfloor heating

PV solar panels

EV charging

PIR alarm

Anthracite uPVC windows

Coloured composite entrance door and aluminium bi-folding doors

High quality fitted kitchen and integrated appliances with Quartz worksurfaces

Services

Mains water, electric & Drainage

Council Tax

North Norfolk District Council. Band to be confirmed on completion of build.

Location

Ludham is an attractive Broadland Village with a public staithe and river connections to the Northern Broads via Womack Water on the River Thurne and the famous Broadland landmark of How Hill on the River Ant. Facilities in the village include a Post Office/General Stores, Butchers, Florists, Ford Dealership/Garage, two Public Houses and a First School. The village is situated approximately 13 miles from Great Yarmouth, 15 miles from the Fine City of Norwich and approximately 6 miles from the coast.

Please note

Provision for covenants will be made in the conveyance of this property to restrict new owners from keeping caravans, boats & motorhomes on the driveway, no fencing or sheds in front gardens in line with planning requirements as per a landscape plan and security lights on movement sensors to the front street aspect.

Build Warranty

The property will benefit from an ICW 10 year building warranty

Specification & Measurements

All measurements are scaled from plans and should be used as an approximate guide only. Specification is subject to change and alteration during the course of construction without notice prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

Reference

PJL/S9914



Floor Plan



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.

Disclaimer
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Area Map



Energy Efficiency Graph

