

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, flooring included, 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, part glazed rear service door, 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 to the front of the property, 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

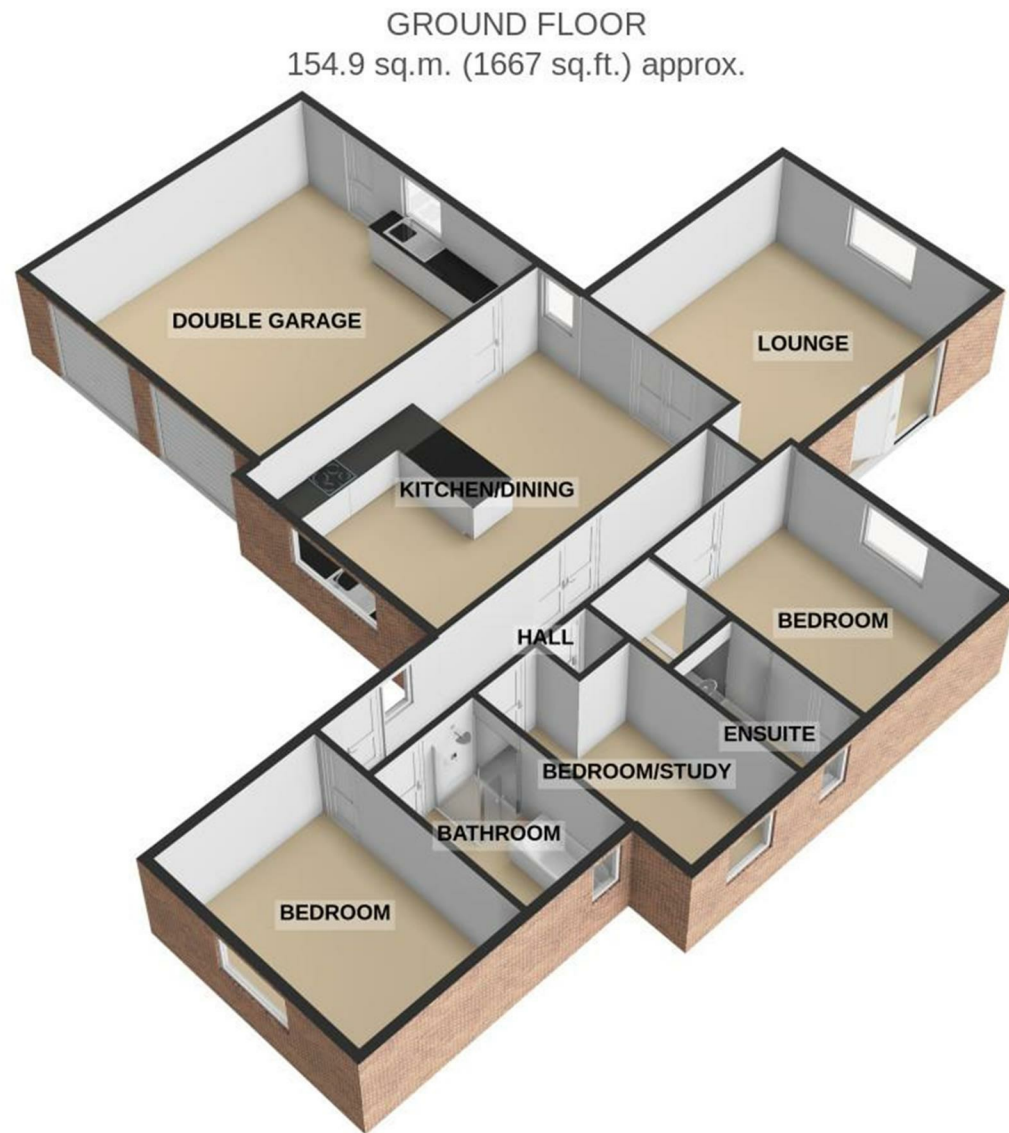
The property will benefit from an ICW 10 year building warranty

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



TOTAL FLOOR AREA : 154.9 sq.m. (1667 sq.ft.) approx.

strative purposes only. Decorative finishes, fixtures, fittings and furnishings represent the current state of the property. Measurements are approximate. Not to

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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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph

