

**Aldreds**  
Estate Agents



Plot 4 Seago Close, Ludham, NR29 5QS

£595,000









# Plot 4 Seago Close

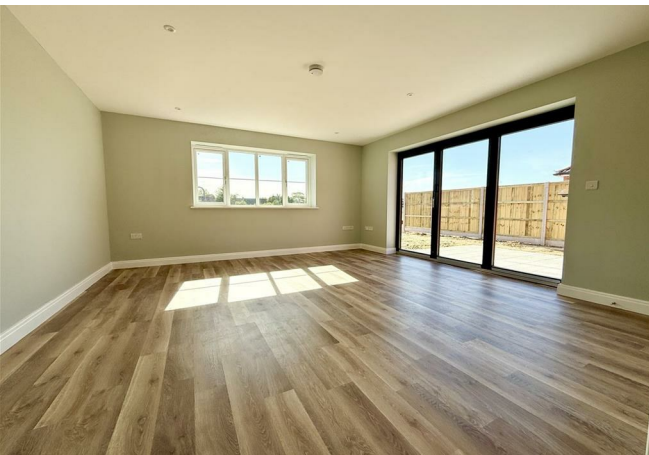
Ludham, Great Yarmouth, NR29 5QS

- Brand New Release - Currently Under Construction
- Three Bedrooms (Master En Suite)
- Underfloor Heating via Air Source Heat Pump
- Rear Garden with a Westerley Aspect
- Sought After Broadland Village
- A High Specification Detached Bungalow
- Impressive Living Spaces
- Double Garage
- Small, Exclusive Development of 12 Bungalows
- FLOORING INCLUDED!

New Release! We are delighted to offer the much anticipated Plot 4 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 with flooring included and will feature underfloor heating via an air source heat pump and PV solar panels,

A particular feature of this bungalow will be a wonderful kitchen/dining/family room with part vaulted ceiling, high quality appliances and Quartz worktops. This hugely spacious room with adjoining utility, offers a dual aspect with bi-folding doors opening onto a back garden with a South and Westerley 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.



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## Entrance Hall

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

## Kitchen/Dining/Family Room 27'2" x 17'8" reducing to 13'11" (8.3m x 5.4m reducing to 4.25m)

An impressive space with a part vaulted ceiling, dual aspect with Bi-fold doors opening onto the garden and window to the rear aspect. A range of fitted kitchen units with Quartz work surfaces with inset sink drainer and mixer tap, integrated appliances including an induction hob, integrated oven, integrated combi microwave/warming oven and dishwasher, built in cupboard, door to;

## Utility Room 8'6" x 5'10" (2.6m x 1.8m)

Window to side aspect, fitted worksurface, sink drainer, power points, plumbing for washing machine, door to garage.

## Lounge 19'8" increasing to 21'7" into bay x 14'9" (6m increasing to 6.6m into bay x 4.5m)

Bay window to front aspect, French doors from hallway.

## Master Bedroom 13'3" x 11'7" increasing to 15'5" (4.04m x 3.54m increasing to 4.7m)

Front facing window, walk-in wardrobe fitted out with shelving and hanging rail.





### En-Suite Shower Room

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

### Bedroom 2 11'5" x 8'6" (3.5m x 2.61m)

Window to rear aspect, built in wardrobe.

### Bedroom 3/Study 11'7" x 8'9" (3.54m x 2.69m)

Window to front aspect.

### Bathroom 10'0" x 8'6" at max (3.06m x 2.6m at max)

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

### Double Garage 19'5" x 19'4" (5.92m x 5.9m)

Two front facing electrically operated roller doors, part glazed rear service door, power and lighting.

### Outside

Plot 4 will offer a spacious tarmac driveway, leading to the adjoining double garage with an EV charging point. The generous rear garden will offer a Westerley aspect.

### 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, turn right into School Road from the Catfield Road, proceed a short way along before turning left into Willow Way, then a right turn into the new development. (Please note that whilst in the early stages of build, construction site access will be from a temporary point on School Road on the let hand side, having passed Willow Way as if heading out of the village).





### 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.

### Internal Photographs

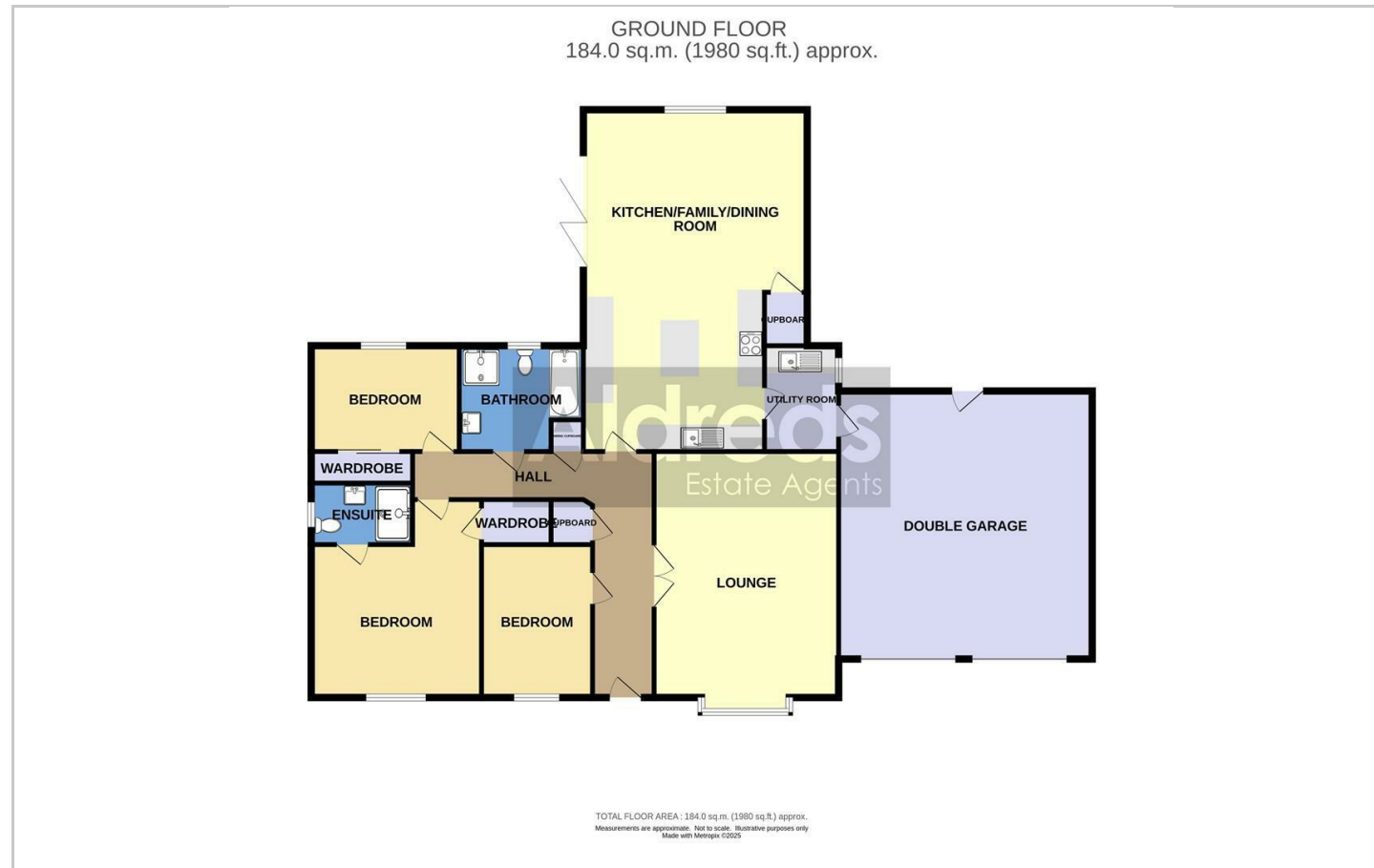
All internal photographs shown are of Plot 1 for example only, to show the standard of finish.

### Reference

PJL/S10011



## Floor Plans



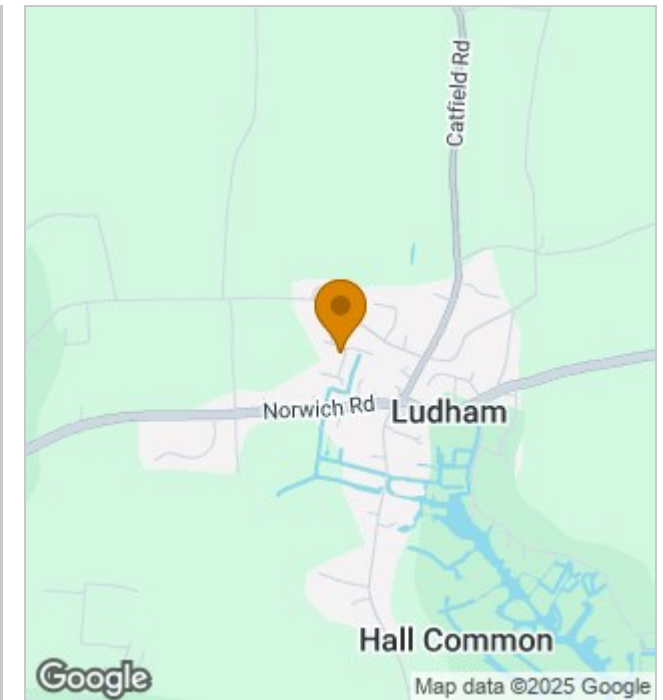
## Viewing

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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## Location Map



## Energy Performance Graph

