



School Road, Ludham Great Yarmouth NR29 5QN

welcome to

School Road, Ludham Great Yarmouth

STEP INSIDE AND BE AMAZED AT THE SPACE. This Semi-Detached Bungalow located in the popular village of Ludham with good local facilities and access to The Broads demands viewing to fully appreciate all it has to offer.



Entrance Hall

with half glazed entrance door, radiator, loft access. Dado rail and building in Airing Cupboard.

Lounge

11' 10" x 11' 10" max (3.61m x 3.61m max)
with french doors overlooking the good-sized front garden. Feature fire opening, TV point and radiator.

Kitchen

11' max x 8' 5" min (3.35m max x 2.57m min)
having an extensive range of units at wall and base level, stainless steel one and half sink. Electric hob, eye level double oven. Worktops over base units and tiled splashbacks. Window to side. Arch opening to Dining Area.

Dining Room

8' 7" max x 11' 3" (2.62m max x 3.43m)
having window to side, radiator and dado rail.

Utility Room

6' 8" x 6' 11" (2.03m x 2.11m)
with half glazed entrance door giving access to rear garden. Side to side. Base units with worktops over. Oil fired Boiler. Tiled floor.

Bedroom 1

11' 10" x 9' 11" (3.61m x 3.02m)
having window to front and radiator.

Bedroom 2

11' 1" x 9' 11" (3.38m x 3.02m)
with window to rear, radiator and laminate flooring.

Bathroom

having bath, shower cubicle, vanity unit and low-level WC. Tiled walls and floor. Window to side. Radiator and towel radiator. Extractor and shaver point.

Outside

the property enjoys good sized gardens to both front and rear. There is potential to provide off road parking by the creation of a drive to the front of the property which would be subject to the relevant consents. Pathway leading to the side of the property and giving access to the front door. Lawned garden inset with mature planting. To the rear and side is a maturely set out garden with lawn and patio areas. Garden shed and oil tank.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

School Road, Ludham Great Yarmouth

- Great Location Close to Womack Staithe and Ludham Village Facilities
- Spacious Accommodation
- Social Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Good sized Garden

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS107850 - 0007

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