



**Broad Reaches, Ludham Great Yarmouth NR29 5PD**



**welcome to**

## **Broad Reaches, Ludham Great Yarmouth**

Excellent 4 bedroom Bungalow in Ludham!

Comprised of Porch, Entrance Hall, Living room, Kitchen/Diner, Dining Room, 4 Bedrooms, Garden room/Home office, Bathroom & Gardens to the front & rear along with a single garage.



**\*\*VENDOR HAS FOUND\*\*** Nestled in a quiet village, this beautifully updated four-bedroom bungalow epitomises flexible family living. Located in the highly desirable Broadland village of Ludham, the property boasts versatile spacious rooms, with a welcoming ambiance throughout. It is within walking distance of the local primary school and village amenities. The bus for the high school stops at the end of the road. The property has a driveway with enough space for 3-4 cars. The front garden features a beautiful Magnolia tree and to the rear is a good-sized landscaped garden perfect for summer living. Give us a call to arrange your viewing and see the excellent location and property that is Broad Reaches.

### Porch

This spacious porch has a door to the front, a ceiling light, laminate flooring along with ample space for family coats, boots and shoes.

### Hallway

The hallway has LVT flooring, a radiator, ceiling lights, and a large storage cupboard. There is space in the hall to create an additional ensuite if required and the vendor has sought an illustrative quotation for this work.

### Living Room

17' 8" x 10' 1" ( 5.38m x 3.07m )

The living room has carpeted flooring, ceiling and wall lights, dual aspect windows to the front and side and a door through to the kitchen diner. There is a tv point and a radiator.

### Kitchen/Diner

18' 3" Max x 8' 10" Max ( 5.56m Max x 2.69m Max )

The kitchen area has been well designed to have plenty of storage space in the matching base and wall units with worktop over. There is a sink and drainer, an integral electric oven and hob, along with space for fridge freezer, washing machine and tumble dryer along with a ceiling light, a radiator, dual aspect windows to the front and side and a

door to the garden. There is vinyl flooring and space for a dining table.

### Dining Room/Bedroom Five

10' 8" x 9' 4" ( 3.25m x 2.84m )

The Dining room has laminate flooring, a ceiling light, a radiator and a door through to the Garden room.

### Garden Room/Office Space

18' Max x 7' 1" Max ( 5.49m Max x 2.16m Max )

The existing owners replaced an old conservatory with the brand new extension. Currently in use as a home office, the Garden room is brick built and boasts large windows a glass ceiling lantern and patio doors to the rear garden, making it a perfect, light and airy space that could have many purposes.

### Bedroom One

12' 3" Max x 10' 8" Max ( 3.73m Max x 3.25m Max )

The largest bedroom is currently used as a work from home space and has a radiator, ceiling light, laminate flooring and a window to the side. The potential ensuite could adjoin this room

### Bedroom Two

9' 9" Max x 9' 8" Max ( 2.97m Max x 2.95m Max )

The second bedroom is located at the rear of the property and has carpeted flooring, a radiator, a ceiling light and a window. It overlooks the rear garden

### Bedroom Three

9' 9" Max x 9' 8" Max ( 2.97m Max x 2.95m Max )

Bedroom 3 is also located at the rear of the property and has carpeted flooring, a radiator, a ceiling light and a window. It overlooks the rear garden

### Bedroom Four

10' 5" x 6' 10" ( 3.17m x 2.08m )

The fourth bedroom is a good sized bedroom able to accommodate a double bed, It has carpeted flooring, a window, a ceiling light and a radiator.

### Bathroom

The family bathroom has tiled walls and laminate flooring with windows to the side. There is a basin and toilet, ceiling lights and a large shower cubicle with an electric shower.

### Exterior

To the front, there is a large area laid to lawn, along with borders and a beautiful mature magnolia tree. An ample driveway leading to the property and the garage. There is a gate to access the side and rear of the property.

To the rear, there is a large, secluded garden, it has an area laid to lawn, and raised borders with established planting and mature trees. The spacious Indian sandstone patio area with wooden pergola overhead and lights that come on in the evening is perfect for relaxing or entertaining.

The whole property has had new windows installed in 2022 and has an existing cavity wall insulation certificate lasting 25 years.

### Garage

The garage has an electric remote-controlled door, power and lighting.



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## **Broad Reaches, Ludham Great Yarmouth**

- Guide Price £395,000 - £410,000
- Versatile Living Space
- Close to Amenities
- Garage
- Quiet Village Location

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£395,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWS108176 - 0021

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