



**Latchmoor Park,Ludham Great Yarmouth NR29 5RA**



**welcome to**

**Latchmoor Park, Ludham Great Yarmouth**

A charming two-bedroom bungalow nestled in the picturesque village of Ludham, offering a peaceful retreat with a well-maintained garden and convenient parking. Perfect for those seeking a comfortable and tranquil lifestyle.



## Description

Situated in a desirable village location, this delightful two-bedroom bungalow provides a welcoming and relaxed atmosphere in Ludham. The property features a garden, offering an inviting outdoor space for relaxation or entertaining. Inside, the bungalow boasts a comfortable layout, ideal for modern living, with well-proportioned rooms designed for both comfort and practicality.

With the added benefit of private parking, this home is perfect for those looking for a quiet yet well-connected setting. Whether enjoying the local community or retreating to the serenity of your own space, this bungalow offers the best of both worlds. Give us a call to arrange your viewing.

## Front Exterior

To the front, this property has an excellent area laid to lawn and gravel along with a path leading to the property along with a driveway and garage.

## Living Room

18' 4" x 10' 4" ( 5.59m x 3.15m )

The living room has carpeted flooring, two lots of double doors to the conservatory, a ceiling light and a radiator.

## Kitchen

12' 11" Max x 7' 5" Max ( 3.94m Max x 2.26m Max )

The kitchen has matching base and wall units with worktop over. There is integrated electric oven and hob, space for a fridge/freezer, space and plumbing for a washing machine, a window to the front, a sink and drainer, a ceiling light and tiled splashback.

## Conservatory

17' 8" x 8' 10" ( 5.38m x 2.69m )

The conservatory allows access to the fantastic garden along with having vinyl flooring, and wall lights.

## Bedroom One

13' 4" Max x 9' 5" Max ( 4.06m Max x 2.87m Max )

The main bedroom has carpeted flooring, a window, a radiator and a ceiling light.

## Bedroom Two

10' x 9' 5" ( 3.05m x 2.87m )

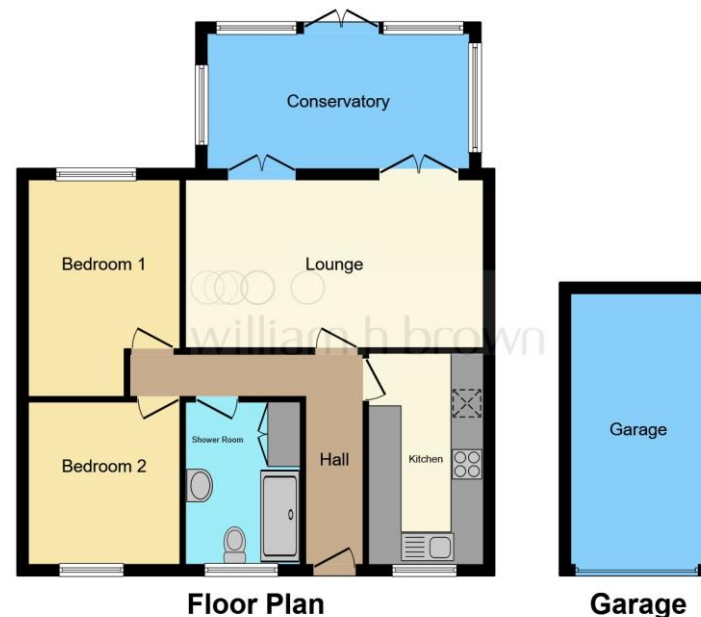
The second bedroom has carpeted flooring, a ceiling light, a window and a radiator.

## Bathroom

The bathroom has tiled walls and flooring, a large shower, a sink and toilet, a radiator, a ceiling light and an airing cupboard with a water tank in.

## Rear Exterior

To the rear, the garden has fencing surrounding, a patio area, gravel laid and sheds. There is a small pond towards the back along with the 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](http://www.focalagent.com)



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## **Latchmoor Park, Ludham Great Yarmouth**

- Desired Village Location
- Garage
- Conservatory
- Enclosed Rear Garden
- Walking Distance to Amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £315,000



Please note the marker reflects the postcode not the actual property

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NWS108356 - 0002

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**01692 581034**



[stalham@williamhbrown.co.uk](mailto:stalham@williamhbrown.co.uk)



52 High Street, Stalham, NORWICH, Norfolk,  
NR12 9AS



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