



Whitegates, Ludham Great Yarmouth NR29 5PJ

welcome to

Whitegates, Ludham Great Yarmouth

****MODERN OPEN PLAN LIVING**** This immaculately presented two bedroom semi-detached bungalow has been extended and modernised to a high standard, making this an ideal home for someone desiring one-level in a desirable Norfolk Broads village location



Situated in a cul-de-sac location in the popular Norfolk Broads village of Ludham, this semi-detached bungalow with driveway parking and well maintained rear garden would make an ideal young family home or retirement bungalow with modern, one-level living. The property offers accommodation comprising entrance hall, open plan living/kitchen area, dining room, two double bedrooms and bathroom. Externally, the property benefits from a shingle driveway offering parking for several vehicles, a fully enclosed rear garden and timber outbuilding with power, lighting and water supply which could be used for work or leisure.

Ludham village is a charming and picturesque destination located in the Norfolk Broads. It is surrounded by the rivers Ant, Bure, and Thurne, with its own small broad, Womack Water. The village's centre is near St Catherine's church, where the Norwich, Yarmouth, and Catfield roads meet. Visitors can find shops, a pub, and thatched cottages, as well as the church itself. The village is also home to the How Hill estate, which includes a small museum, a secret garden, and a nature trail. There is an extensive network of public footpaths and permissive paths that allow access to most parts of the parish, offering plenty of wildlife viewing opportunities.

Entrance Hall

Door to the side aspect, storage cupboard, access to the loft, radiator and vinyl flooring.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Bi fold doors leading to the rear garden, double glazed windows to the side aspect and lantern in the centre, wood effect flooring and spotlights, large opening to the Dining Room and open plan with the kitchen.

Dining Room

16' 7" x 14' 5" (5.05m x 4.39m)

Fireplace in the corner boarded off with a wooden mantle and electric decorative wood burner, spotlights, radiator and carpeted flooring.

Kitchen

13' x 6' 8" (3.96m x 2.03m)

Open plan to the lounge, range of wall and base units fitted with work surfaces over, integral cooker with floating extractor above, electric hob, integral dishwasher and undercounter fridge and freezer, sink drainer, splashbacks, central heating boiler in cupboard, spotlights and wood effect flooring.

Bedroom One

10' 9" x 10' 4" To Wardrobe (3.28m x 3.15m To Wardrobe)

Fitted full height wardrobes, double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to the front aspect, radiator and carpeted flooring.

Bathroom

Suite comprising bath with shower over, vanity unit with inset hand wash basin and cupboard, WC, plumbing for washing machine with cupboard over, fully panelled walls, double glazed window to the side aspect, towel radiator and tiled flooring.

Outbuilding

13' 5" x 11' 5" (4.09m x 3.48m)

Timber framed and fully insulated, single glazed triple aspect windows and single glazed double doors, WC, storage cupboard with potential to add shower, power and lights and vinyl flooring.

Exterior

Front of the property is shingle driveway, gate to the rear garden which is fully enclosed by fence panels, mainly laid to lawn with patio area and oil tank.

Agents Note

This property is subject to a North Norfolk District Council Section 157 restriction. The s157 restriction requires that a prospective purchaser must have lived or worked in Norfolk for at least three years (without a break) at the date of purchase.

In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.



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welcome to

Whitegates, Ludham Great Yarmouth

- Modern Open Plan Living / Kitchen Area
- Two Double Bedrooms
- Norfolk Countryside Location
- Timber Outbuilding with Power, Lighting and Water Supply
- Driveway Parking and Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B



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.localagent.com

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£300,000



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Property Ref:
NWS108541 - 0003

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