

**Aldreds**  
Estate Agents



Vale Cottage High Street, Ludham, Great Yarmouth, NR29 5QQ

£305,000



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£305,000

# Vale Cottage High Street

Ludham, Great Yarmouth, NR29 5QQ

- Stunning End Terraced Cottage
- Three Good Sized Bedrooms
- High Specification Finish Throughout
- Westerly Facing Rear Garden
- Quality Kitchen & Bathroom
- Sought After Broadland Village
- Currently Run As A Successful Holiday Let
- Sympathetically Renovated
- Two Reception Rooms
- Viewing Highly Recommended

Aldreds are delighted to offer this beautifully presented, three bedroom semi-detached property, located in the popular Broadland village of Ludham. The property has been run as a very successful holiday let and would make an ideal business venture for a buyer or permanent residence. The cottage is also available furnished if required. The property consists of sitting room, dining room, kitchen, cloakroom, three bedrooms and family bathroom. The rear garden faces a Westerley direction and is laid to lawn, with a paved patio area leading out from the kitchen. The property has an allocated parking space to the rear and additional street parking is available to the front of the cottage.

The property benefits from sealed unit double glazed windows, oak effect LVT flooring, oil fired central heating and is offered with no onward chain. Early internal viewing is highly recommended to appreciate this beautiful home.



## Sitting Room 15'1" x 11'3" (4.60m x 3.44m)

Including the staircase to first floor with glass balustrading and open under stairs recess, hardwood part glazed entrance door, meter storage cupboard, oak effect LVT flooring, wall mount tv point, double glazed fire escape window to front aspect, radiator, door to:

## Dining Room 12'5" x 7'8" (3.79m x 2.36m)

Double glazed window to rear, oak effect LVT flooring, radiator, wall mount tv point, door to:

## Cloakroom 6'6" x 2'2" (1.99m x 0.67m)

Ornate suite with pedestal wash basin, low level wc, extractor fan oak effect LVT flooring.



### Kitchen 10'4" x 9'5" (3.15m x 2.88m)

Quality fitted kitchen with olive coloured wall and matching base units with solid wood work surfaces and matching splashback upstands over, one and a half bowl single drainer sink unit, integrated dishwasher and fridge, built in electric oven, four ring ceramic hob and extractor hood over, recessed spot lights, double glazed window to side aspect, oak effect LVT flooring, vertical radiator, double glazed French doors to rear.

### First Floor Landing

Fitted carpet, doors leading off to:

### Bedroom 1 10'4" x 9'4" (3.16m x 2.87m)

Double glazed window to rear aspect, radiator, tv point, fitted carpet.

### Bedroom 2 11'11" x 8'2" (3.65m x 2.49m)

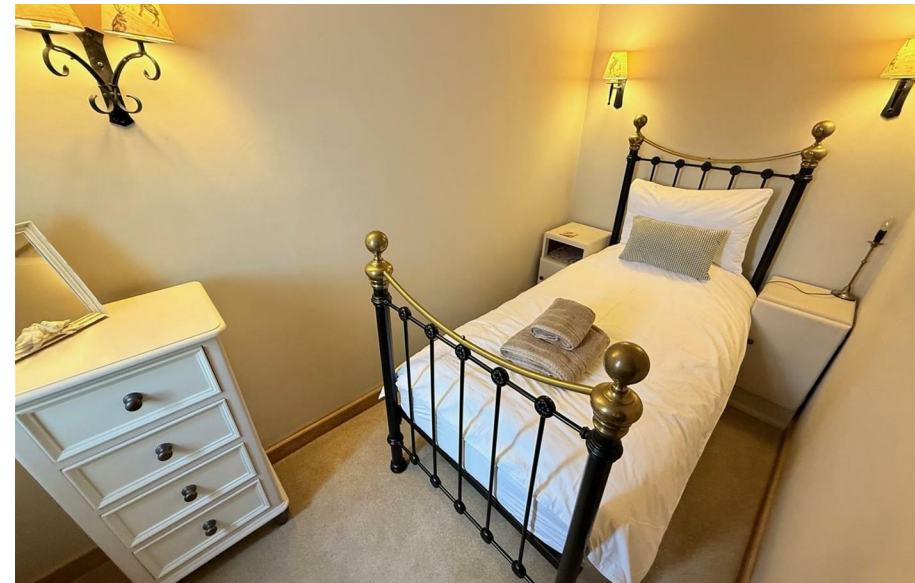
Plus recess with space for a wardrobe or dressing table, radiator, double glazed window to front aspect, fitted carpet, wall mount tv point, wall lights.

### Bedroom 3 11'1" x 5'7" (3.38m x 1.71m)

Double glazed window to rear aspect, radiator, fitted carpet, access to the loft space.

### 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, on the Catfield Road, continue onto the High Street, where the property can be found on the right hand side a short way past School Road.



### Bathroom 7'9" x 5'7" (2.37m x 1.72m)

Luxury ornate suite comprising P shaped panelled bath with shower mixer tap and mains fed shower fitting over with twin showerheads, pedestal wash basin, low level wc, light tube, radiator, tiled flooring with under floor heating, extractor fan, part tiled walls.

### Outside

To the front of the property is a small chain linked enclosed forecourt to entrance with outside light. A side passageway leads to a gated access in to the rear garden where there is a lawned garden and paved sun trap patio where the garden faces a westerly direction, outside lighting, external oil boiler and concealed oil tank. Beyond the boundary of the property is a rear vehicular access leading to an allocated parking space for the property with additional parking on the street to the front of the cottage.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### 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.

### Agents Note

The property has been run as a very successful Airbnb holiday let with a 4.99 rating and would make an ideal business venture for a buyer or permanent residence. The cottage contents can be made available by separate negotiation if required.

### Council Tax

North Norfolk District Council. Currently business rated for holiday letting purposes.

### Reference

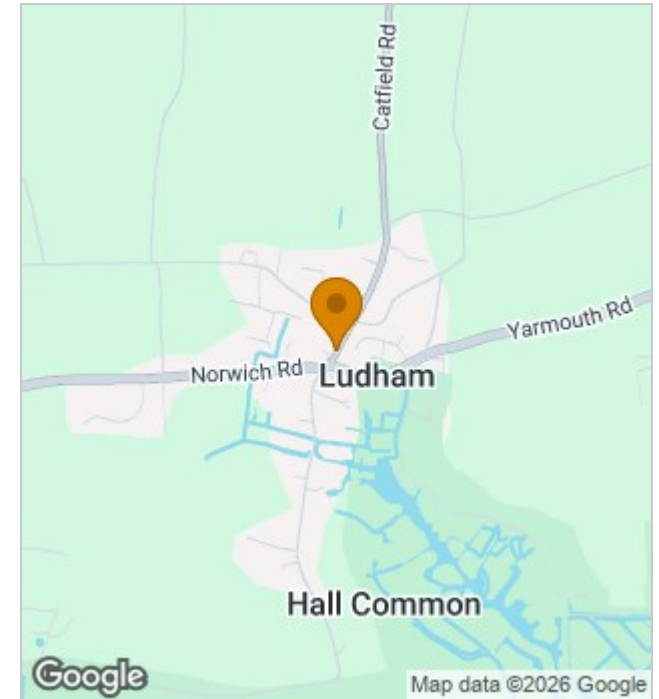
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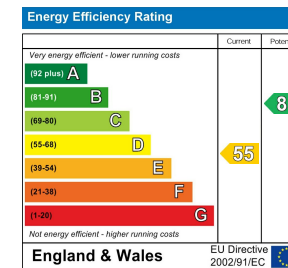
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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