





Broad Reaches,Ludham Great Yarmouth NR29 5PD

william h brown

welcome to

Broad Reaches, Ludham Great Yarmouth

Charming detached bungalow with no onward chain offering kitchen, lounge, garden room, two bedrooms & 2 shower rooms. Garage & driveway to front and mature rear garden with stunning field views. Peaceful living with spacious accommodation. Viewings highly advised!













Entrance Hall
External double glazed door to front, doors to kitchen, lounge, bedrooms, shower room and wet room, radiator and carpeted flooring.

Kitchen
Double glazed window and door to rear garden, variety of wall and base units with work surfaces, eye level oven, integrated hob with cooker hood, 1.5 ceramic sink with drainer, space for appliances, partially tiled walls and carpeted flooring.

Lounge
Double glazed windows to front and side, radiator, fireplace and log wood burner and carpeted flooring.

Garden Room
Double glazed windows to side and rear, radiator, external door to garden and carpeted flooring.

Master Bedroom
Double glazed window, fitted storage cupboard with over head storage, radiator and carpeted flooring.

Bedroom Two
Double glazed window, radiator and carpeted flooring.

Shower Room
Two double glazed frosted windows, low level WC, hand wash basin, shower cubicle, towel rail, partially tiled walls and tiled flooring.

Wet Room
Double glazed frosted window, low level WC, shower attachment with rail, tiled walls and non slip flooring.

Rear Garden
Fence enclosed rear garden with laid lawn, patio area, variety of bushes, trees and shrubbery surrounding, field views,

Front Garden
Driveway leading to single garage, front door and side access, laid lawn and variety of shrubbery and trees surrounding.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Broad Reaches, Ludham Great Yarmouth

- Spacious Detached Bungalow
- No Onward Chain
- Garage & Off Road Parking
- Two Reception Rooms
- Two Bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£285,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108881

The Property Ombudsman

Property Ref:
NWS108881 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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