



7 School Close, Ludham

Great Yarmouth



Minors & Brady

7 School Close

Ludham, Great Yarmouth

This recently renovated two-bedroom bungalow is well positioned within a quiet residential close in the heart of Ludham, offering practical single-storey living on a generous plot. Presented in turnkey condition, the home provides a balanced layout that includes a comfortable living room, a well-arranged kitchen, two bedrooms and a modern bathroom. Natural light flows well throughout the accommodation, enhancing the sense of space and everyday usability. The surrounding outdoor space adds further appeal, with scope for enjoyment now and potential for future extension, subject to the necessary consents.

Location

Ludham is a well-regarded village situated at the heart of the Norfolk Broads National Park, positioned between the Rivers Ant and Thurne. Known for its attractive surroundings and strong sense of community, the village offers a range of everyday amenities including a village store and post office, butcher, florist, primary school, doctor's surgery and places of worship. These facilities support day-to-day living without the need for frequent travel, making Ludham particularly appealing for those seeking a more settled pace of life.

The village is well connected by regular bus services to Wroxham, Norwich and Great Yarmouth, providing access to wider shopping, employment and leisure opportunities. Nearby countryside walks, waterways and open landscapes are easily accessible, offering a lifestyle closely connected to the Broads environment. Ludham combines village practicality with scenic surroundings, making it a consistently sought-after location for both permanent residents and those looking to enjoy Norfolk's coastal and rural appeal.

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Entry is gained into a welcoming lobby area that provides a practical transition between the outdoors and the main accommodation, offering space to manage coats and footwear with ease. From here, the layout opens naturally into the living areas, creating a clear and intuitive flow through the home. The arrangement feels both considered and efficient, suiting a range of lifestyles from permanent residence to downsizing.

The living room is comfortably proportioned and enjoys French doors that open directly onto the garden, allowing natural light to fill the space throughout the day. This direct connection to the outdoors enhances the sense of openness and supports both relaxed daily living and more sociable occasions. There is ample room for typical seating and media furniture, allowing the space to be arranged to suit individual needs.

Positioned nearby, the kitchen provides a well-organised and functional workspace with under-counter appliance provision and integrated cooking facilities. The layout supports everyday meal preparation with ease, while remaining separate from the living area to maintain clear definition between spaces. Its proportions allow for comfortable movement and efficient use, making it well suited to daily routines.

The bungalow offers two well-proportioned bedrooms, both benefiting from good levels of natural light and a comfortable sense of space. The main bedroom accommodates a double bed alongside additional furniture with ease, creating a restful and adaptable room. The second bedroom offers flexibility for guest use, home working or storage, depending on individual requirements.



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Completing the internal accommodation is the bathroom, fitted with a modern shower enclosure, WC and wash basin. The room is neatly arranged to meet everyday needs in a clear and functional manner, with fittings positioned for ease of use. Its central location ensures convenient access from all parts of the home, contributing to the practicality of the overall layout.

Externally, the property sits on a generous plot that is largely laid to lawn, offering space for outdoor seating, gardening or low-maintenance enjoyment. The size of the garden provides flexibility for a variety of uses, from quiet relaxation to more active outdoor living. A garden shed offers useful external storage, supporting day-to-day organisation. The overall plot size also presents potential for future extension, subject to the appropriate permissions, while maintaining a private and peaceful village setting.

Agents Note

Freehold

Council Tax Band A

Connected to mains water, electricity and drainage.

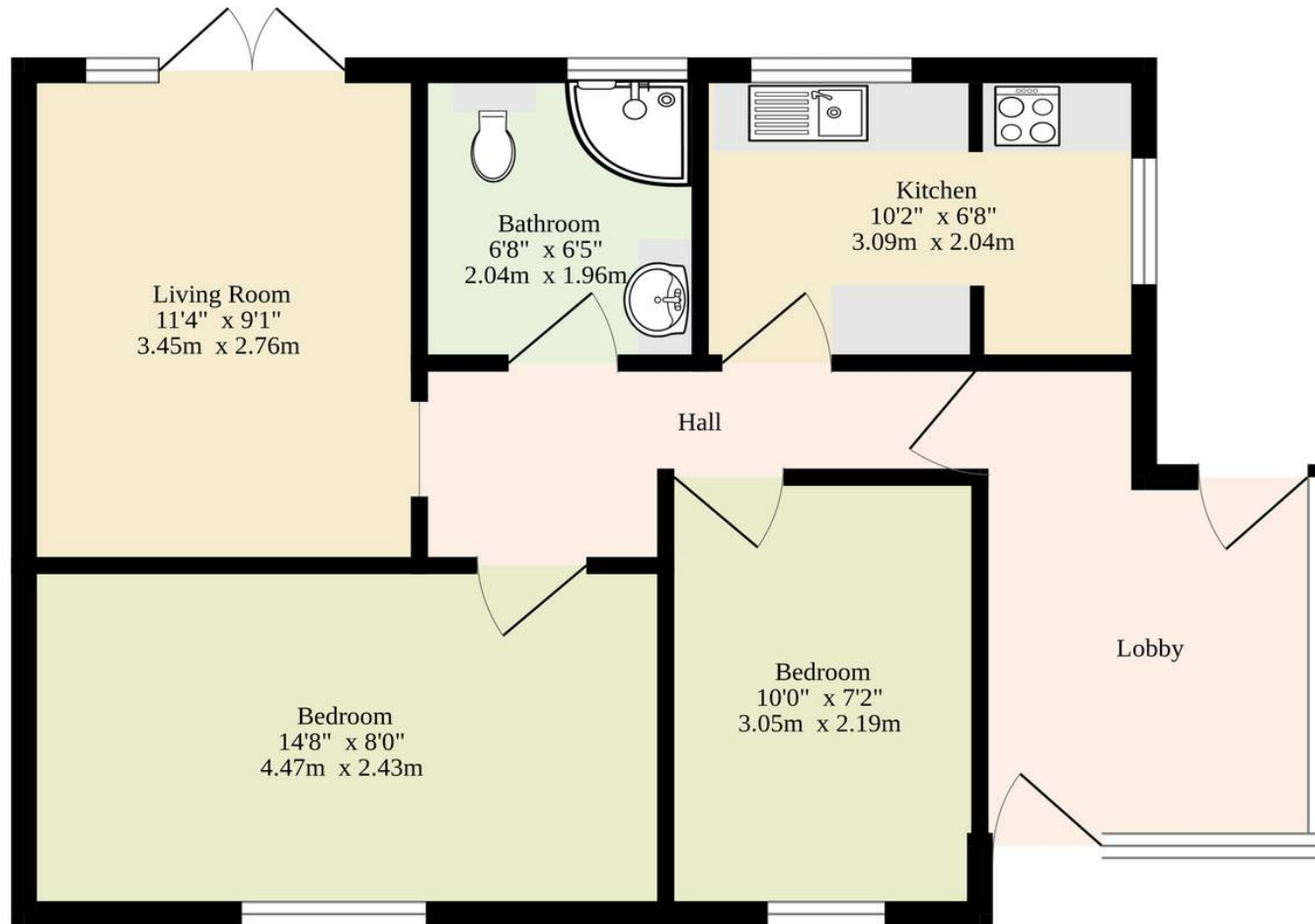
The property is subject to a local occupancy restriction and may only be sold to a person who has lived or worked in Norfolk for at least the past three years (Section 157).

Garage contains asbestos materials, buyers are advised to make their own enquiries.



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Ground Floor
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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Minors & Brady

Your home, our market

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