

Aldreds
Estate Agents

Plot 12 Seago Close, Ludham, NR29 5QS

£625,000

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- Impressive Living Space with Vaulted Ceiling
- Underfloor Heating via Air Source Heat Pump
- Nearly Complete and Ready to Move In!
- Generous, Part Walled Garden
- Sought After Broadland Village
- A High Specification Detached Bungalow
- Three Bedrooms (Master En Suite)
- Double Garage
- Small Development of 12 Bungalows
- Early Enquiries Encouraged

Aldeds are delighted to offer the lastest plot on this exclusive development of twelve similar bungalows of a high specification, located in the sought after Broadland village of Ludham. Plot 12, the 2nd largest on the developement, offers three bedroom accommodation featuring a hugely impressive lounge with bi-folding doors opening onto the garden and a vauled ceiling and an equally spacious kitchen breakfast room with South facing bay window.

The home will be finished to an excellent standard and will offer underfloor heating via an air source heat pump, PV solar panels, a high quality fitted kitchen appliances and Quartz worktops. A large tarmac driveway and an adjoining double garage will complete the package of what is sure to be a popular design. Early enquiries are strongly recommended. FLOORING INCLUDED.





Entrance Hall

Part glazed entrance door with glazed side panel, cloaks cupboard with underfloor heating manifold and ethernet points for full fibre to the property, loft access, inset LED ceiling lighting, thermostat control for underfloor heating, doors leading off, part glazed double leading to;

Lounge 18'4" x 25'11" reducing to 18'3" (5.61m x 7.91m reducing to 5.58m)

A hugely spacious impressive room with part vaulted ceiling, rear facing window, bi-fold doors leading to patio, power points, television point, ethernet point, thermostat control for underfloor heating, LED ceiling lighting, glazed French doors leading to;



Kitchen/Breakfast Room 20'8" x 15'5" plus bay (6.32m x 4.7m plus bay)

Bay window to front aspect, side facing window, a range of fitted kitchen units with Quartz work surfaces and upstand, inset stainless steel sink drainer, integrated appliances including an induction hob, extractor, electric oven, integrated combination microwave, fridge-freezer, dishwasher, integrated breakfast bar, door from hallway, inset LED ceiling lighting, door giving access to;

Utility Room 6'7" x 5'10" (2.03m x 1.79m)

Part glazed door to side, ventilation, inset LED ceiling lighting, fitted base units with rolled edge work surface, stainless steel sink drainer, power points, plumbing for washing machine.

Master Bedroom 12'8" x 12'1" (3.87m x 3.7m)

Window to rear aspect, built-in wardrobe fitted with shelving and hanging rails, drawers, power points, television point, ethernet point, thermostat control for underfloor heating, inset LED ceiling lighting, door giving access to;

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, turn right into School Road from the Catfield Road, proceed a short way along before turning left into Willow Way, then a right turn into the new development.



En-Suite Shower Room
Rear facing window, part tiled walls and floor, full width shower with fixed screen and raindrop shower head, hand wash basin in a fitted floating vanity unit, low level w.c with enclosed cistern, heated towel rail, ventilation.

Bedroom 2 11'7" x 11'1" (3.54m x 3.39m)
Window to front aspect, inset LED ceiling lighting, power points, thermostat control for underfloor heating, television and ethernet points, built-in wardrobe.

Bedroom 3 11'7" x 10'11" (3.54m x 3.34m)
Window to front aspect, inset LED ceiling lighting, power points, ethernet point, thermostat control for under floor heating.

Bathroom 12'0" x 6'6" (3.67m x 2m)
Rear facing window, tiled floor and part tiled walls, suite comprising of shower with fixed screen and raindrop shower head, panelled bath with wall mounted central mixer tap, low level w.c. with enclosed cistern, hand wash basin within a fitted floating vanity unit, heated towel rail, ventilation.

Garage 19'5" x 19'4" (5.94m x 5.91m)
Electrically operated front facing roller door, rear service door, power and lighting, EV charger.

Outside
The property occupies a generous plot with part walled garden, with an enclosed garden area to the rear, paved pathway. The gardens will be laid to grass.

Specification
Finished to a high standard throughout, the specification will include:
Air Source Heat Pump, underfloor heating
PV solar panels
EV charging
PIR alarm
Anthracite uPVC windows
Coloured composite entrance door and aluminium bi-folding doors
High quality fitted kitchen and integrated appliances with Quartz worksurfaces

Services
Mains water, electric & drainage. Full Fibre Broadband available

Council Tax
North Norfolk District Council. Band to be confirmed on completion of build.

Please note
Provision for covenants will be made in the conveyance of this property to restrict new owners from keeping caravans, boats & motorhomes on the driveway to the front of the property, no fencing or sheds in front gardens in line with planning requirements as per a landscape plan and security lights on movement sensors to the front street aspect.

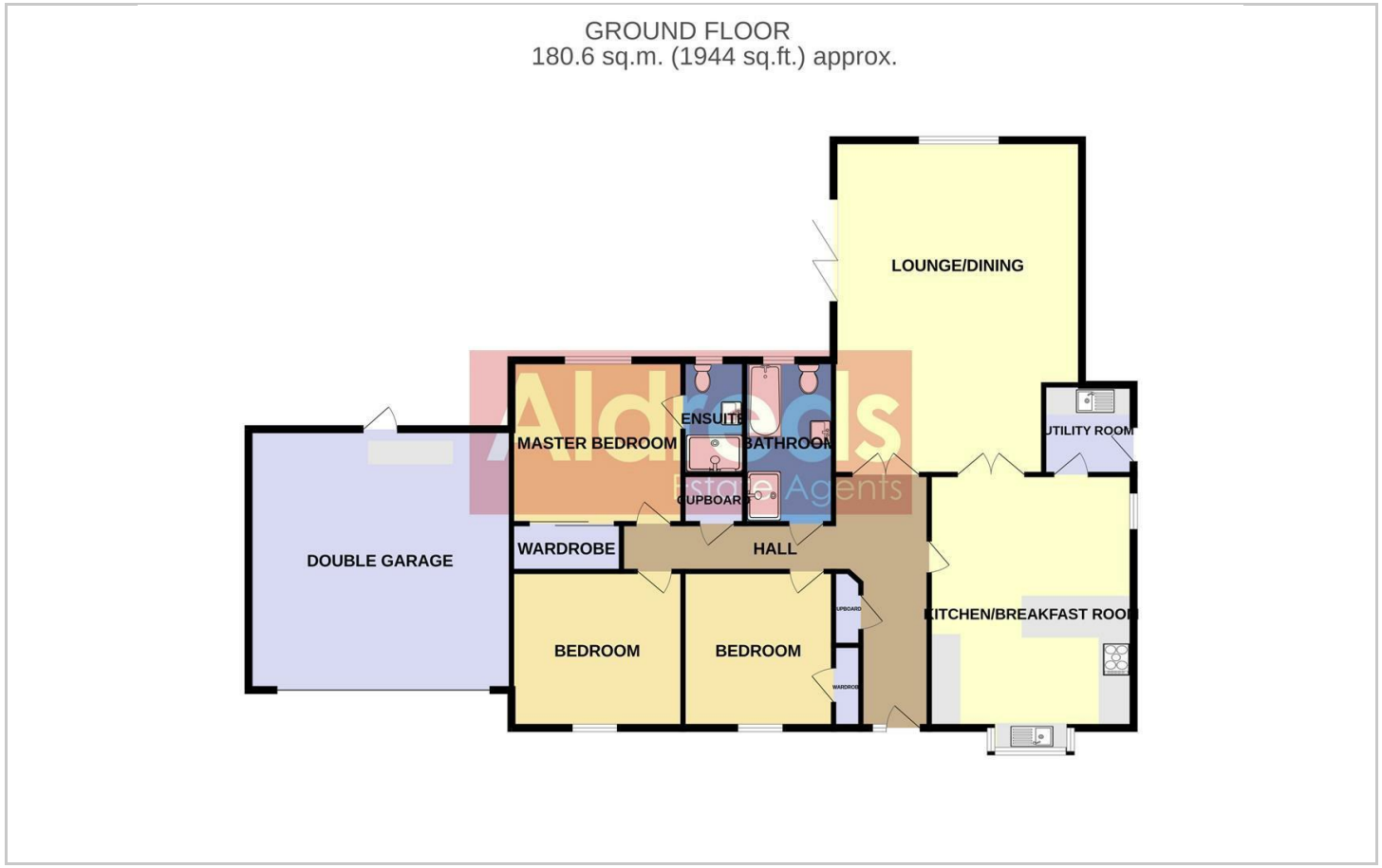
Build Warranty
The property will benefit from an ICW 10 year building warranty

Specification & Measurements
All measurements are scaled from plans and should be used as an approximate guide only. Specification is subject to change and alteration during the course of construction without notice prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.

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.

Reference
PJL/S10078

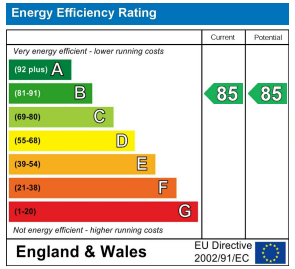
Floor Plans



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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