

Aldreds
Estate Agents



Plot 10 Seago Close

Ludham, NR29 5QS

£295,000



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We are delighted to offer the latest plot to be released in this exclusive development of twelve bungalows of a high specification, located in the sought after Broadland village of Ludham. This spacious two bedroom home will be finished to an excellent standard with flooring included and will feature underfloor heating via an air source heat pump, PV solar panels, a kitchen/dining space with high quality appliances and a lounge with French doors opening onto the rear garden.

A tarmaced driveway will offer parking for two cars and the generous back garden will complete the package of what is sure to be a popular plot. Early enquiries are strongly recommended.

Entrance Hall

Part glazed composite entrance door, doors leading off;

Lounge

13'1" x 12'5" (4m x 3.8m)

Glazed French doors opening onto the rear garden, window to side aspect.

Kitchen/Dining Room

13'1" x 13'1" (4m x 4m)

Front facing window, built in cupboard, a range of fitted kitchen units with integrated appliances including a fridge freezer, dishwasher, electric double oven, induction hob and extractor.

Bedroom One

3.4m x 3.2m

Window to front aspect, built in wardrobe, door giving access to;

En-Suite Shower Room

Obscure glazed window to front aspect, low level w.c., hand wash basin within a fitted storage unit, shower cubicle.

Bedroom Two

12'9" reducing to 12'1" x 10'2" (3.9m reducing to 3.7m x 3.1m)

Window to rear aspect.

Bathroom

Rear facing obscure glazed window, bath, low level w.c., hand wash basin in a fitted storage unit.

Outside

The property will offer tarmac driveway parking for two vehicles and a generous enclosed garden with close board panel fencing to boundaries.





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.

Specification

Finished to a high standard throughout, the specification will include:
 Air Source Heat Pump, underfloor heating
 PV solar panels
 PIR alarm
 Anthracite uPVC windows
 Composite front entrance door
 High quality fitted kitchen and integrated appliances

Build Warranty

The property will benefit from an ICW 10 year building warranty

Internal photographs

All internal photographs shown are of Plot 1 for example only, to show the standard of finish.

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.

Council Tax

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

Services

Mains water, electric & Drainage

Location

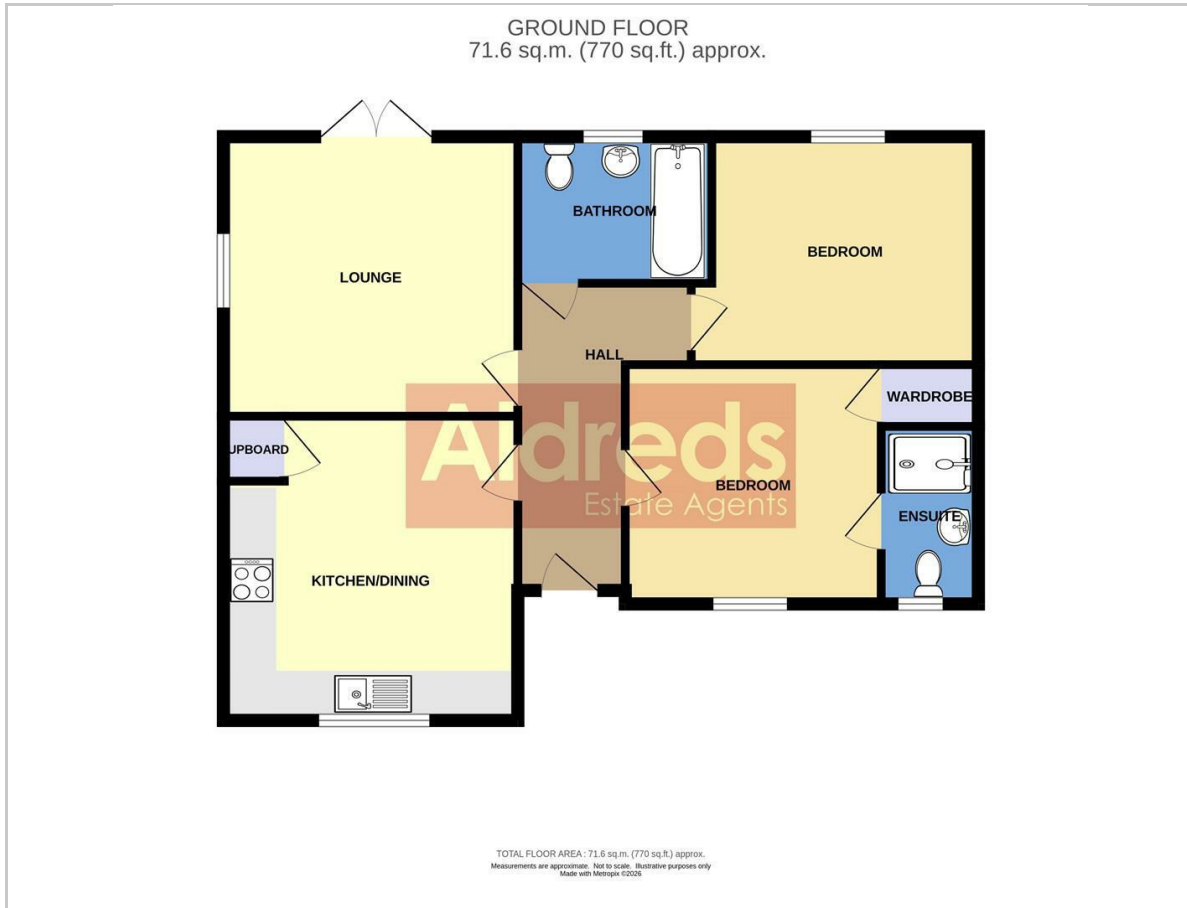
Ludham is an attractive Broadland Village with a public staithe and river connections to the Northern Broads via Womack Water on the River Thurne and the famous Broadland landmark of How Hill on the River Ant. Facilities in the village include a Post Office/General Stores, Butchers, Florists, Ford Dealership/Garage, 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.

Reference

PJL/S10015



Floor Plan



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

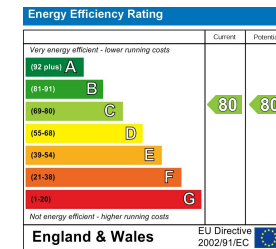
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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Area Map



Energy Efficiency Graph



55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA