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## Bobtail End, Catfield Road, Ludham, Norfolk, NR29 5QT

A detached three-bedroom bungalow, offered with no onward chain, occupying a generous plot of approximately half an acre in the heart of the Norfolk Broads. Ideally positioned within easy reach of the centre of the highly sought-after village of Ludham, the property benefits from convenient access to a range of local amenities, including a primary school, village store, garage, church, doctor's surgery, and the popular King's Arms pub and restaurant.

Set well back from the road, the bungalow is approached via a shingle driveway providing ample off-road parking, along with access to a garage and useful storage room. The property enjoys open, uninterrupted field views to the side, while the rear garden offers a substantial lawn, a sun terrace ideal for outdoor entertaining, and additional storage sheds, all enclosed by mature trees to create a private and tranquil setting.

Internally, a welcoming hallway leads to a family lounge and three well-proportioned bedrooms, one of which features double doors opening directly onto the rear garden. To the rear of the property, there is a well-appointed bathroom with both bath and separate shower, alongside a kitchen complemented by a practical utility area.

The location further enhances the appeal, with the unspoiled North Norfolk coastline less than ten miles away, and the historic cathedral city of Norwich just fourteen miles to the south. Norwich offers a fantastic range of shopping, dining, and cultural attractions, as well as the University of East Anglia and the Norfolk & Norwich University Hospital.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band C

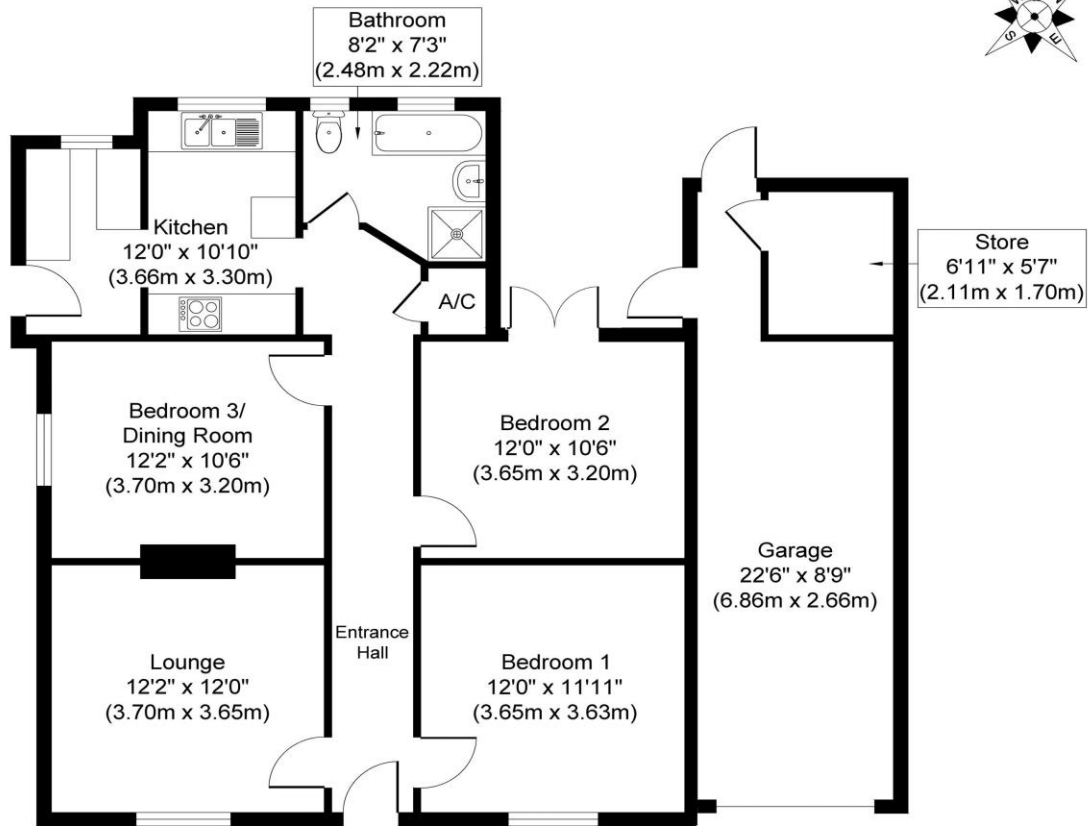


Off-Road  
Parking



Garage





**Approximate Floor Area**  
**866 sq. ft**  
**(80.43 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Stobart & Hurrell

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