



Aldreds
Estate Agents

Hollymoore Cottage High Street, Ludham, NR29 5QH

Guide Price £550,000



4



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Hollymoore Cottage High Street

Ludham, Great Yarmouth, NR29 5QH

- Extended Four/Five Bedroom
- Fabulous Kitchen/Diner/Day Room
- Family Bathroom & Shower Rooms
- Cloakroom
- Driveway
- Master Suite
- Spacious Formal Lounge
- Utility Room
- Gardens
- Garage

Sitting in the heart of this sought after Broadland Village, Aldreds are delighted to offer this spacious and very well presented four bedroom (could be used as five bedroom) detached house. Hollymoore Cottage sits in the Ludham conservation area, has been extended and lovingly renovated by the current owners and an internal inspection is essential. The property sits in gardens to front, side & rear with ample parking and a garage. Internally there is a large formal lounge with wood burner, inner hallway, fabulous kitchen/diner/day room ideal for entertaining with two sets of French doors, two utility rooms and a cloakroom on the ground floor. The first floor offers a landing, master bedroom suite with dressing room (could be bedroom 5) & ensuite bathroom, three further bedrooms bathroom & shower room. Oil central heating and double glazing. The layout of this property lends itself to being converted in to separate dwellings and the extension and renovations have been undertaken with this in mind.



Lounge 28'2" x 12'4" (8.6 x 3.78)

Entrance door, inset ceiling lights, three double glazed windows, two radiators, woodburner, ceiling beams

Inner Hallway

Storage cupboard

Cloakroom

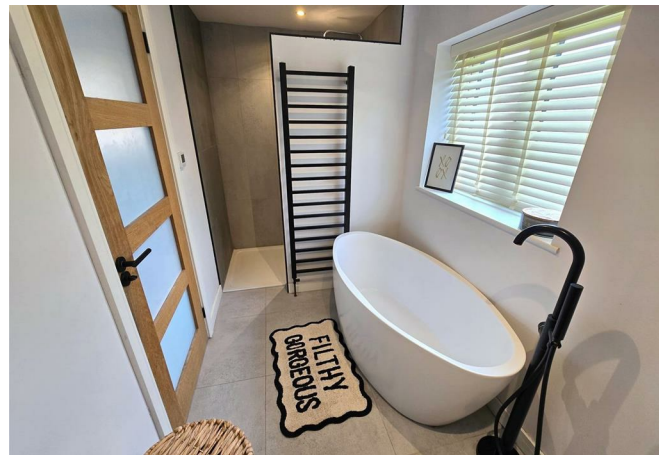
Low level WC, hand basin with mixer tap, opaque double glazed window, heated towel rail

Utility Room 1

Sink with mixer, plumbing for washing machine, storage cupboard

Kitchen/Diner/Day Room 29'6" max 9'10" min x 24'6" max 18'3" min (9 max 3.01 min x 7.47 max 5.58 min)

Range of base & wall mounted storage units with worktops, partly vaulted ceiling, entrance door, two sets of French doors on to garden, sink with mixer tap, electric cooker point, wine fridge, breakfast bar, inset ceiling lights, integrated dishwasher, stairs to landing, two radiators





Utility Room 2 18'3" x 4'9" (5.58 x 1.45)

Door to garden, oil boiler

Landing

Loft access, two double glazed windows, two radiators

MASTER BEDROOM SUITE

Dressing Room 10'5" x 6'6" (3.2 x 2)

Double glazed window, radiator

Master Bedroom 12'9" x 12'1" (3.91m x 3.69)

Three double glazed window, inset ceiling lights, door to

Ensuite Bathroom 12'2" x 5'3" (3.73 x 1.61)

Oval bath with mixer tap, shower in walk in cubicle, hand basin, low level WC, inset ceiling lights, radiator

Bedroom 2 13'9" x 9'10" (4.2 x 3)

Double glazed window, radiator

Bedroom 3 12'1" x 11'3" (3.7 x 3.44)

Inset ceiling lights, two double glazed windows, radiator

Bedroom 4 9'6" x 8'11" (2.91 x 2.74)

Double glazed window, inset ceiling lights radiator

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, continue into High Street where the property is on the right



Shower Room 7'3" x 5'8" (2.23 x 1.75)

Shower in cubicle, hand basin, low level WC, opaque double glazed window, heated towel rail

Bathroom 9'0" x 6'11" (2.76 x 2.11)

Feature bath with mixer tap, hand basin, shower in cubicle, low level WC, inset ceiling lights, radiator, opaque double glazed window

Outside

To the front of the property there is a large shingle driveway for multiple vehicles. Garage with power & light and vehicular access to the rear. The property sits in lawned gardens with bushes, shrubs and plants to front side & rear. West facing paved patio off French doors from kitchen/diner/day room. To the front there and side there is a brick weave patio. Crushed slate bed

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Band D

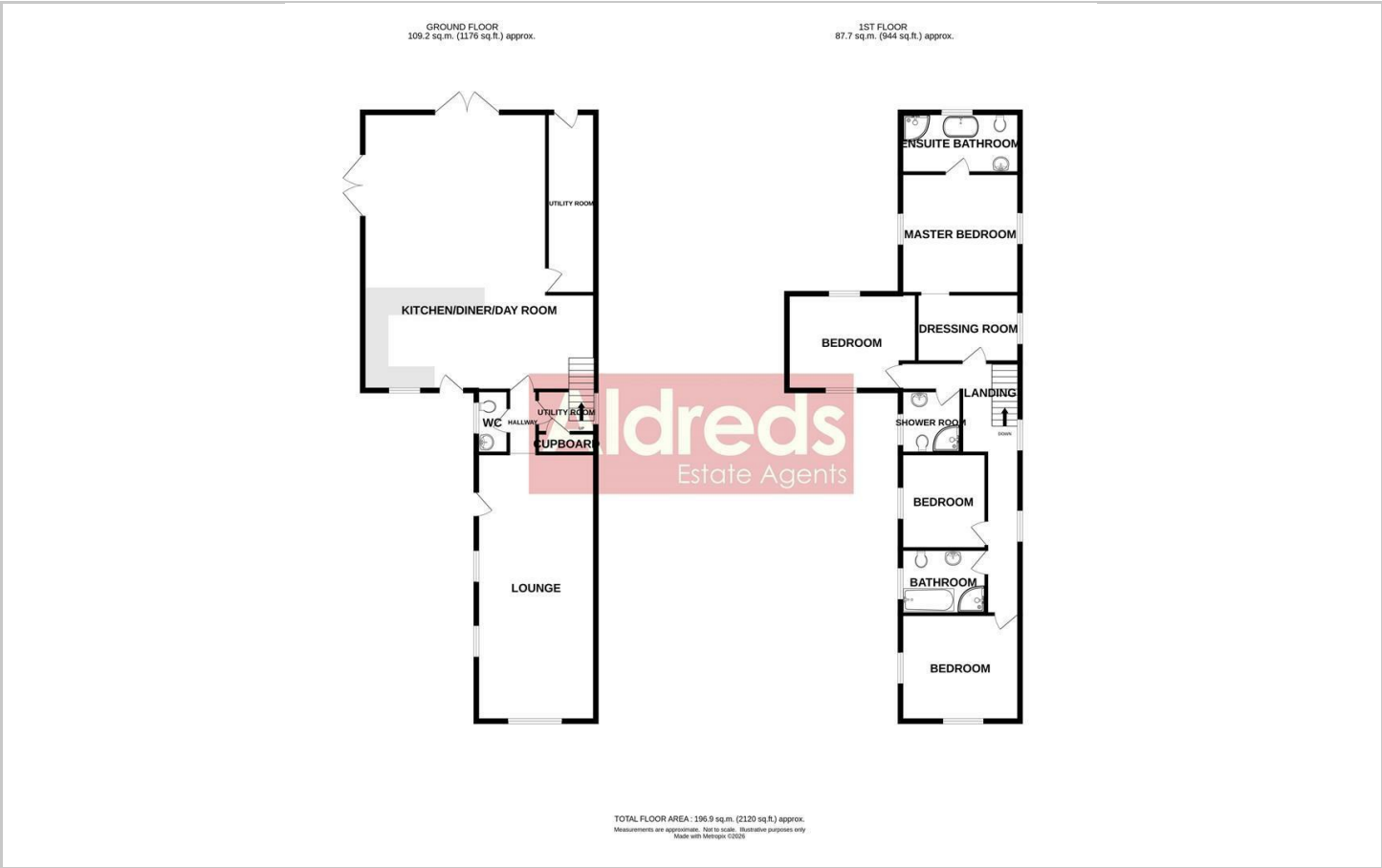
Location

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

DC/S10098

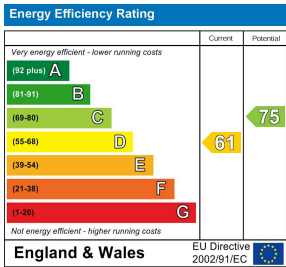
Floor Plans



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.

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