



Plot 11 Seago Close, Ludham, NR29 5QS

£300,000





Plot 11 Seago Close

Ludham, Great Yarmouth, NR29 5QS

- New Plot Release - Currently Under Construction
- Two Bedrooms (Master En Suite)
- Underfloor Heating via Air Source Heat Pump
- Generous Rear Garden
- Sought After Broadland Village
- A High Specification Semi-Detached Bungalow
- Lounge and Kitchen Diner Living Space
- Driveway Parking for Two Cars
- Exclusive Development of 12 Bungalows
- FLOORING INCLUDED!

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 farmaced 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.



£300,000



Entrance Hall

Part glazed composite entrance door, doors leading off;

Lounge 12'10" x 12'4" (3.93m x 3.76m)

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 11'0" x 10'5" (3.36m 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 13'1" reducing to 12'1" x 9'11" (4m reducing to 3.7m x 3.03m)

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.

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.



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 10 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

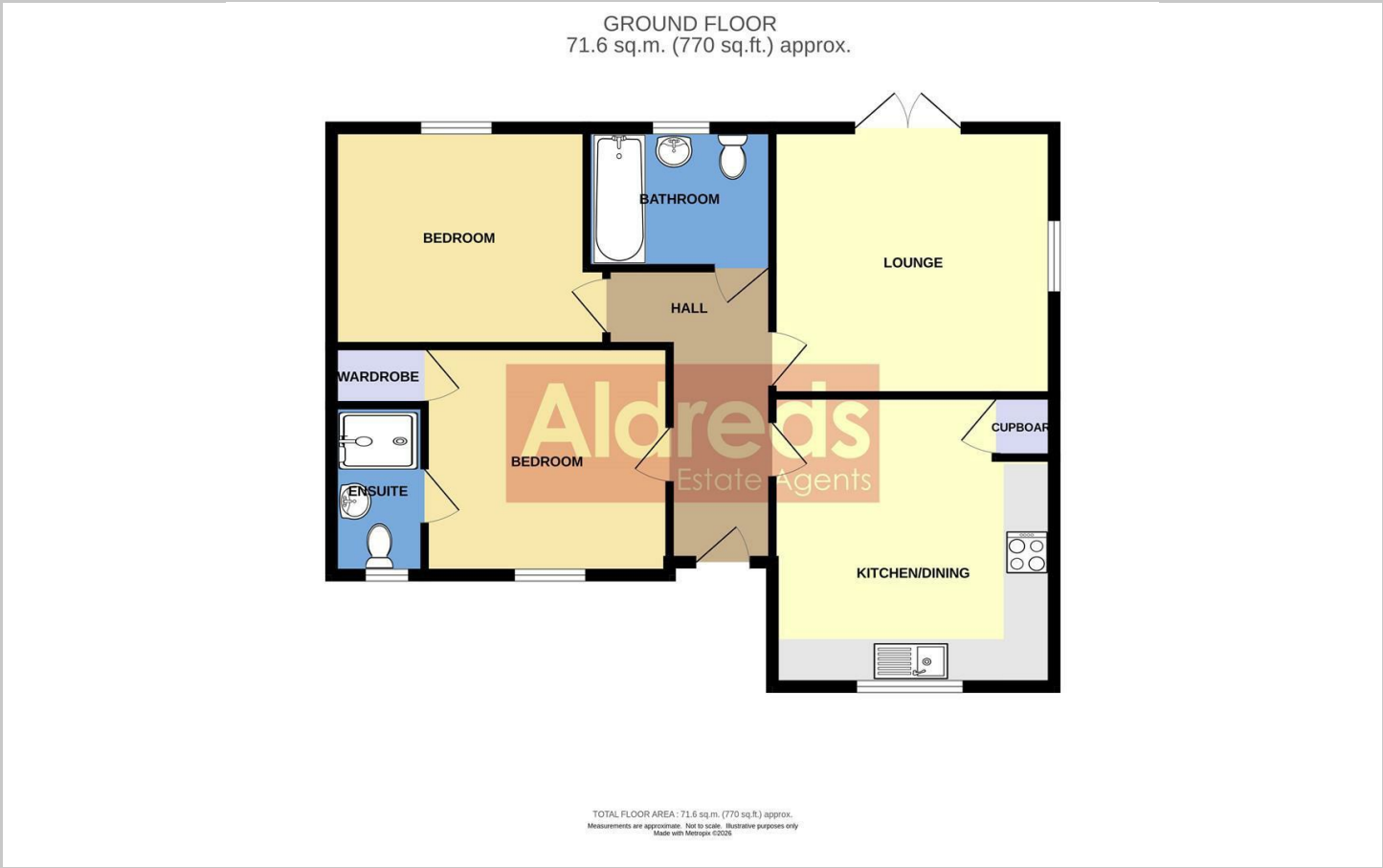
Ludham is an attractive Broadland Village with a public staithe and river connections to the Northern Broads via Womack Water on the River Thurne and the famous Broadland landmark of How Hill on the River Ant. Facilities in the village include a Post Office/General Stores, Butchers, Florists, Ford Dealership/Garage,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



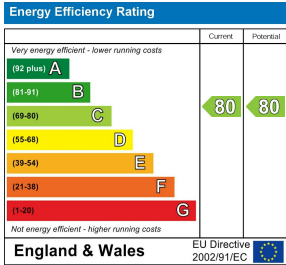
Floor Plans



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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