



14 High Street, Ludham

£245,000 Freehold

Guide Price: £245,000-£255,000. Set in the charming Norfolk village of Ludham, this terrace bungalow offers effortless single-level living with comfort and style. Bright and inviting, it features an open-plan living and dining area with characterful oak beams, a practical kitchen, two double bedrooms, and a modern shower room. Outside, a private rear garden with patio, lawn, and mature shrubbery provides space to relax and enjoy the outdoors, complemented by off-road parking and a detached garage. Perfect for downsizers or anyone seeking low-maintenance, relaxed village living, this home combines practicality with a welcoming, homely atmosphere.

Council Tax band: B

Tenure: Freehold

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Location

High Street lies at the heart of the picturesque Norfolk village of Ludham, a community known for its peaceful charm and access to the surrounding Broads countryside. The village offers a range of local amenities, including a post office, a general store, a popular pub, and a village hall that hosts regular community events. For families, Ludham Primary School is within easy reach, while older pupils often



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Ludham is also set alongside the renowned Broads, with the surrounding marshes offering walking, boating, and wildlife-watching opportunities, ideal for those seeking a lifestyle immersed in nature. Its combination of village amenities, excellent schools, transport links, and access to open countryside makes High Street a highly desirable location for both families and those looking for a quieter, yet connected, Norfolk lifestyle.

High Street

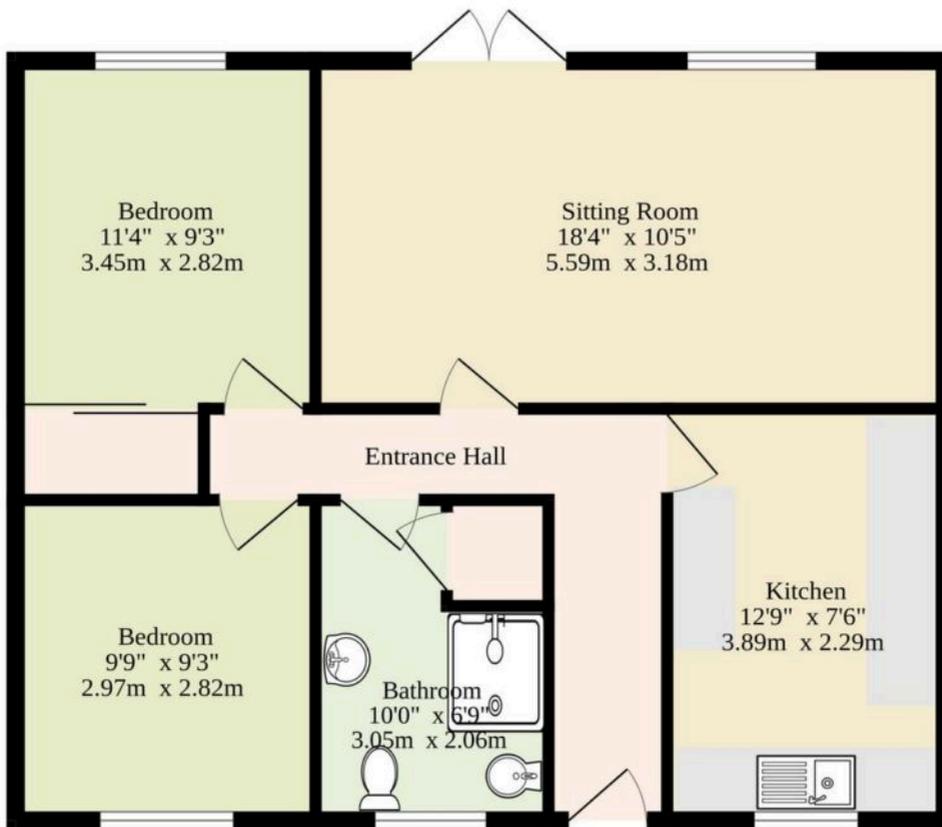
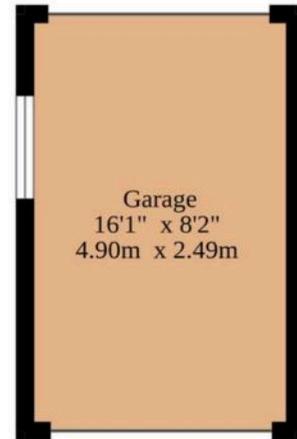
Step through the welcoming entrance hall into a bright and airy interior, where natural light flows throughout. The kitchen is thoughtfully fitted with cabinetry and provides space for a fridge/freezer, along with under-counter areas for your own appliances, making it both practical and adaptable.

The open-plan living and dining room is the heart of the home, featuring striking ceiling oak beams that add character and warmth. This versatile space is perfect for relaxing with family or entertaining friends in comfort.

Accommodation comprises two double bedrooms, one of which benefits from a built-in wardrobe, alongside a modern shower room with a modern four-piece suite, including a double shower, a toilet, a bidet and a hand wash basin.



Ground Floor
762 sq.ft. (70.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

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