



HORSEFEN ROAD, LUDHAM
£259,950 FREEHOLD

WATERSIDE
ESTATE AGENTS



HORSEFEN ROAD, LUDHAM, NORFOLK NR29 5QG

- Impressive barn conversion, converted in 2011
- Two double bedrooms, shower room and en-suite bathroom
- Electric underfloor heating, hardwood double glazing
- No onward chain
- Located within walking distance of the staithe at Womack Water

An impressive semi-detached barn conversion located only a short walk away from the staithe at Womack Water within the highly regarded village of Ludham, set at the very heart of the Norfolk Broads.

Part of a select development of only three properties, converted in 2011 to a high standard, with character, charm and features that include high vaulted ceilings, exposed timbers, wooden latch doors, slate tiled floors, underfloor heating and hardwood sealed unit double glazed windows throughout.

The accommodation is arranged over two floors and consists of an entrance hall, 24ft long open plan living room including a fully fitted kitchen with built-in appliances, a shower room, two double bedrooms and an en-suite bathroom.

Suitable as either a low maintenance permanent residence or a lock up and leave second home, or a perfectly placed holiday let, available with no onward chain.

ACCOMMODATION

Entrance Hall:

Wooden front door, slate tiled floor, staircase to first floor, built-in cupboard.

Living Room: 24'0" x 13'2"

Generous living space benefitting from a high vaulted ceiling with exposed timbers, and incorporating a full range of wall and floor mounted units with 1½ ceramic sink unit and drainer with built-in double oven, hob and extractor hood, plumbing for washing machine and dishwasher, tiled splashbacks, part slate tiled floor, electric fire, wall lights, downlighters, latch door.

Bedroom 1: 16'3" x 14'2"

Floor to ceiling windows to front aspect, built-in wardrobe and built-in cupboard, downlighters, latch door.



Shower Room

Wet room style with open shower, wash basin and low level w/c, partially tiled walls, heated towel rail, slate tiled floor, extractor fan, latch door and downlighters.

FIRST FLOOR

Landing

Built-in storage cupboard

Bedroom 2: 14'0" 10'6"

Velux window to front aspect, radiator, exposed timbers, wall lights, latch door.

En-Suite Bathroom

Panelled bath with fitted shower, wash basin, low level w/c, heated towel rail, slate tiled floor, part tiled walls, Velux window to front aspect.

OUTSIDE

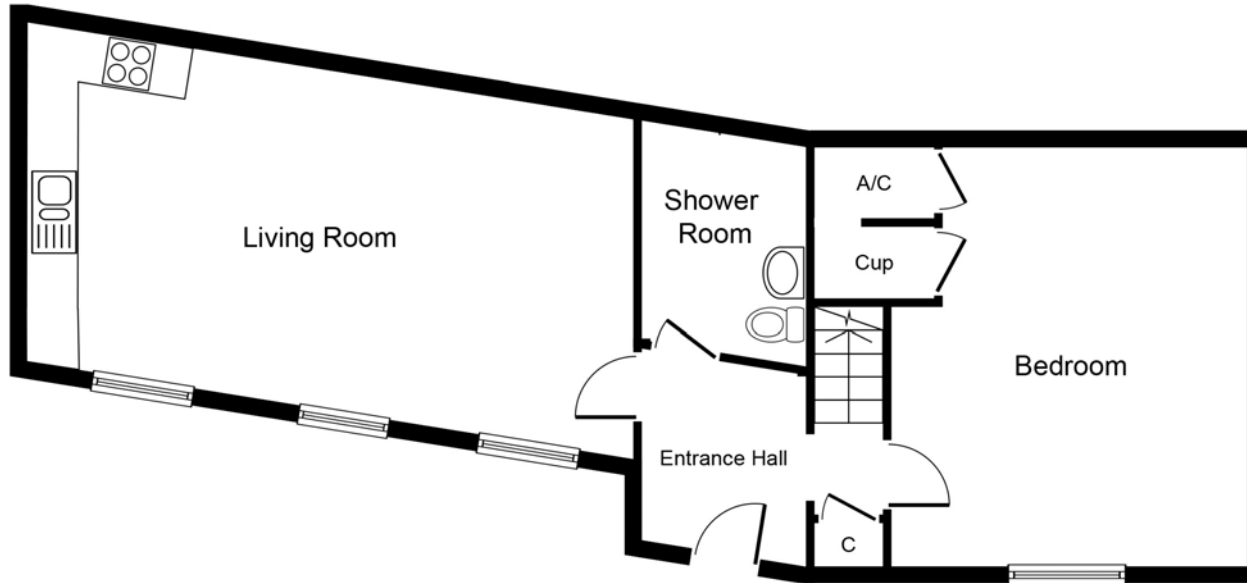
The property enjoys a south facing slate tiled courtyard garden with flower and shrub borders, garden shed, lighting and water. The garden is privately enclosed by panel fencing with a gate leading to a gravelled parking area.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

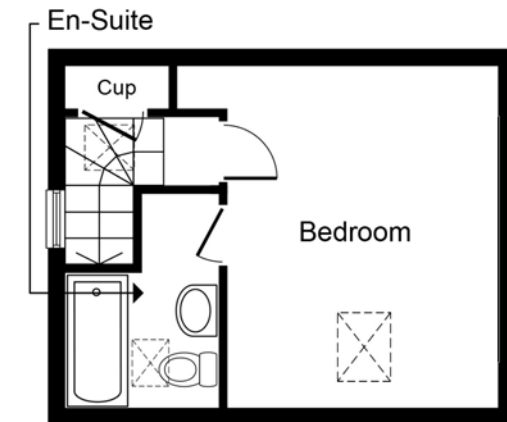
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





Ground Floor
Approximate Floor Area
681 sq. ft.
(63.3 sq. m.)



First Floor
Approximate Floor Area
219 sq. ft.
(20.3 sq. m.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com