



LUDHAM BRIDGE, LUDHAM  
£285,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















# LUDHAM BRIDGE, LUDHAM, NORFOLK NR29 5NX

- Idyllic location close to the River Ant
- Generous south west facing plot with panoramic views over open countryside
- Private parking for multiple vehicles
- Full residential status
- No onward chain

Hidden away in an idyllic location, only metres away from the River Ant is this well maintained, detached and elevated timber bungalow set in generous private gardens, with stunning panoramic views out over open countryside.

Offering great character and charm, this extremely private property consists of an entrance hall, kitchen, living room, three bedrooms and a bathroom. Features include private parking for multiple vehicles, oil fired central heating, full residential status and no onward chain.

Located at the very heart of the Norfolk Broads, only 3 miles from Horning and 6 miles from Wroxham, early viewing of this unique property is strongly recommended.

## ACCOMMODATION

Steps up to:

### Entrance Hall

Window to side, coved ceiling, cloaks area, built in airing cupboard.

### Bathroom

Low level w/c, wash basin, panelled bath with Mira shower, partially tiled walls, radiator, window to rear.

### Kitchen: 8'9" x 8'0"

Range of wall and floor mounted storage units, sink unit and drainer, electric cooker point, plumbing for washing machine, built in pantry with loft access, window to side.







**Living Room: 19'10" x 10'1"**

Dual aspect with large sliding patio doors leading out into the south west facing garden. Coved ceiling, panelled door and radiator.

**Bedroom 1: 9'7" x 8'9"**

Window to side aspect with stunning views, radiator, coved ceiling, panelled door.

**Bedroom 2: 9'7" x 8'9"**

Window to front aspect, radiator, panelled door.

**Bedroom 3: 8'9" x 8'0"**

Window to front aspect, radiator, panelled door.

**OUTSIDE**

The cottage offers a generous and private south west facing plot measuring approximately 110ft x 100ft laid mainly to lawn and enclosed by mature trees and hedging, and is dominated by the truly stunning panoramic views out over the adjacent open countryside. There is ample private parking for a number of vehicles.

The River Ant is only metres away with sails clearly visible as yachts pass by.

**ADDITIONAL INFORMATION**

Tenure: Freehold.

Occupancy: Full residential.

Services: Oil fired central heating, new boiler fitted 2021. Mains electricity, water and drainage.

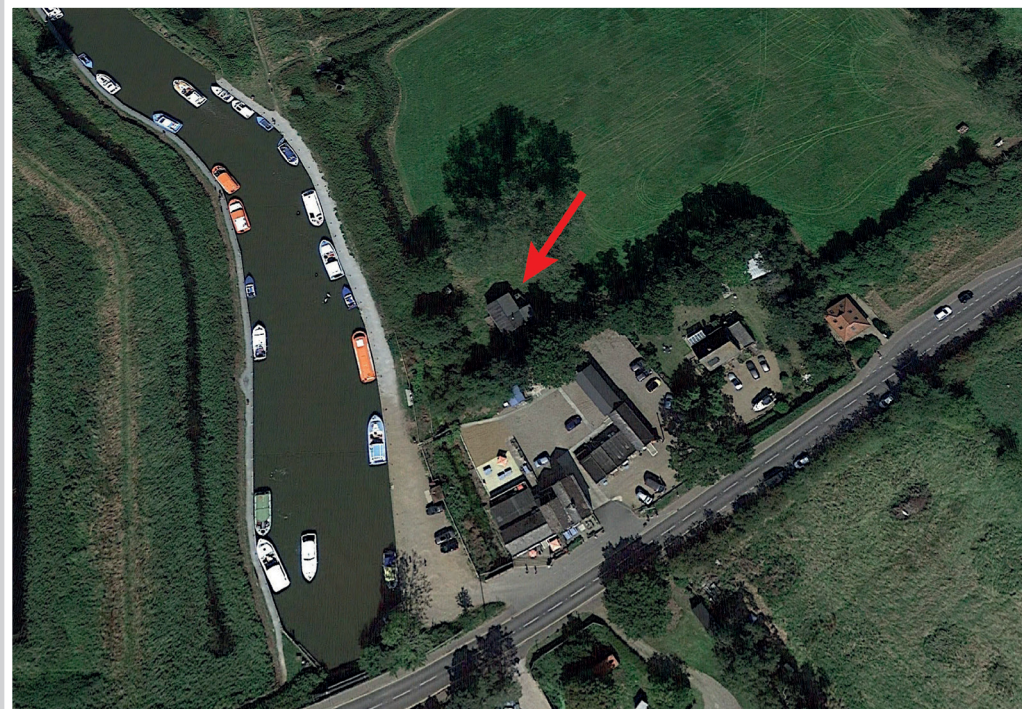
UPVC sealed unit double glazing throughout.

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.









PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.5 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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