



LUDHAM BRIDGE, LUDHAM
£375,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







LUDHAM BRIDGE, LUDHAM, NORFOLK NR29 5NX

- Recently updated and upgraded
- Detached 3 bedroom bungalow with views out over the River Ant
- Generous garden with uninterrupted views out over open countryside
- Idyllic position
- Full residential status
- South west facing plot with large raised sun deck
- No onward chain

A recently renovated, remodelled and much improved three bedroom detached bungalow hidden away in an idyllic location only metres away from the River Ant with impressive views, generous and private gardens and no onward chain.

This freehold south facing timber bungalow offers accommodation that consists of an entrance hall, four-piece bathroom with separate shower, triple aspect L-shaped open plan living room with a newly fitted kitchen with appliances and three double bedrooms.

Features include full residential status, oil fired central heating, UPVC sealed unit double glazing with fitted blinds and a large newly installed sun deck with views out over the River Ant.

The generous and private plot offers far reaching views out over open countryside along with extensive off road parking.

Of particular interest in a newly restored footbridge giving direct access to the river and moorings at Ludham Bridge.

Equally suitable as a permanent home or a second home or holiday let with contents available by separate negotiation.

ACCOMMODATION

Steps up to

Entrance Hall

Window to side, coved ceiling, built in cupboard with hot water tank, down lighters.



Bathroom

White four piece comprising panelled bath, wash basin, w/c, shower enclosure, radiator, window to rear, panelled door, extractor fan, down lighters.

L-Shaped Open Plan Living Room: 19'10" x 10'2" Plus 8'9" x 8'0"

Triple aspect with large sliding patio doors leading out onto the large south west facing sun deck. Windows to side and rear. Two radiator, laminate flooring, coved ceiling.

The newly fitted kitchen offers a selection of fitted units with breakfast bar, double oven, hob, extractor and built in dishwasher. Built in pantry, plumbing for washing machine.

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

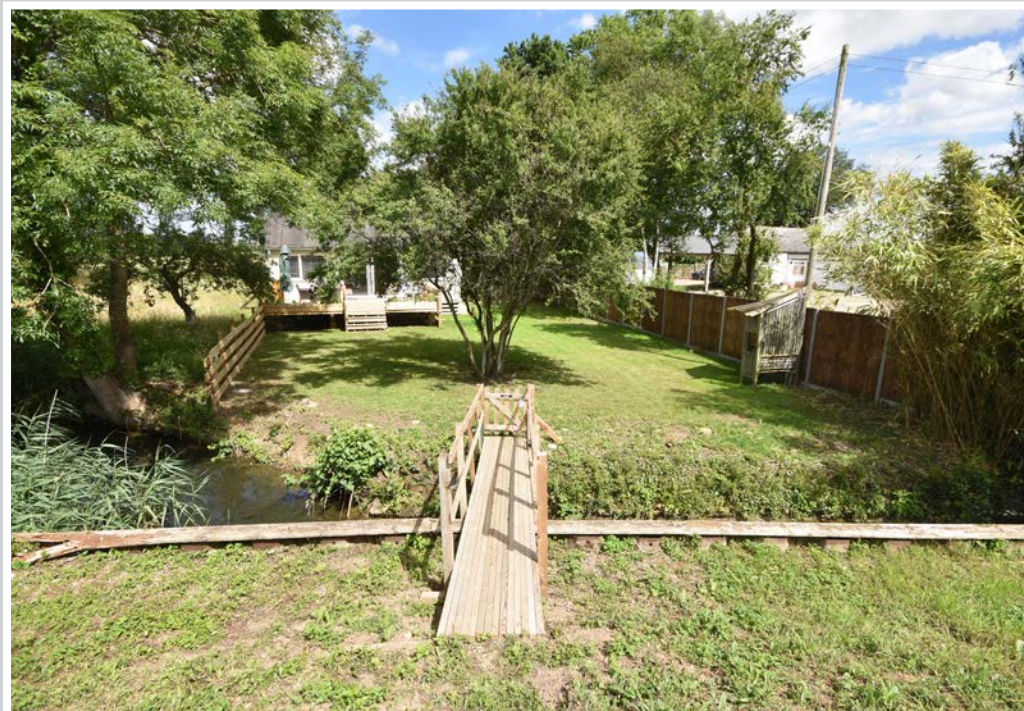
Window to front with views out towards the river. Radiator, coved ceiling, panelled door.

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

Window to side aspect with views out over open fields. Radiator, coved ceiling, panelled door.

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

Window to front aspect looking out towards the river, radiator, coved ceiling, panelled door.





OUTSIDE

The cottage offers a generous and private south west facing plot measuring approximately 110ft x 100ft. Currently divided into a lawn garden with a footbridge that gives direct access to the riverbank at Ludham Bridge and a rewilded area with far reaching views out over adjacent countryside.

The private gravelled parking area offers space for numerous vehicles.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Full residential

Services: Oil fired central heating with a new boiler refitted in 2021. Mains electricity, water and drainage.

Contents available by separate negotiation.

Planning permission has been granted for the redevelopment of Ludham Bridge Stores and Wayfarers Cafe - BA/2021/O145/FUL.

Please see the Broads Authority website for full details.

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.

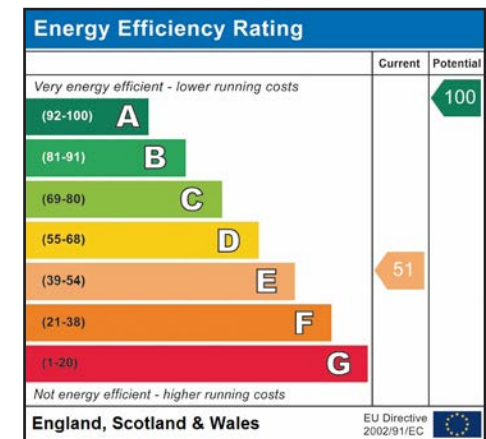
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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.)



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