



01603 782053  
arnoldskeys.com

Broad Reaches . Ludham . NR29 5PD



**£280,000**



## TRADITIONAL FEEL WITH SPACE AND POTENTIAL TO IMPROVE LOCATED IN A VILLAGE IN THE HEART OF BROADLAND

This link detached bungalow enjoys a set back location within the cul-de-sac and offers potential to improve and viewing is recommended to appreciate the property and its location.

The property's accommodation is currently arranged to provide double-glazed French doors leading to double-glazed entrance porch with wood strip flooring leading through to an entrance hall with practical laminate wood effect flooring, built-in cupboard and doors to the kitchen, lounge, all three bedrooms and the bathroom. The main reception room in the form of a lounge facing to the front of the property, has a feature double-glazed bowed window, a fireplace recess and two radiators. The kitchen/breakfast/dining room is a generous room which is currently fitted with work surfaces and base and eye level units, has integrated fridge and freezer and space for cooker. The oil-fired boiler is located in the kitchen and there is also a double-glazed bowed window to the front elevation, window and door opening to a large side entrance hall/utility room of some 19'6" in length and offers plumbing for automatic washing machine and windows to the front, side and rear with doors to both the front and rear garden.

Bedroom one is a generous double room with laminate wood effect flooring, double-glazed window to the rear and built-in cupboards. Bedroom two, also a double room features double-glazed window to the rear and the third bedroom features again laminate wood effect flooring with double-glazed window to the side.

The accommodation is completed by a family bathroom with a panel sided bath with wall mounted electric shower, pedestal wash hand basin and WC and windows to the side.

The outside space begins with a generous front lawn garden with flower and shrub beds and a long driveway. Although this is shared with the neighbours it is double width enabling parking. This leads on to a garage measuring 16'7" x 7'10" featuring light and power and personnel door leading into the rear garden. The rear garden is mainly laid to lawn with flower and shrub beds, paved patio area, greenhouse and timber garden shed.

Viewing is most strongly recommended.

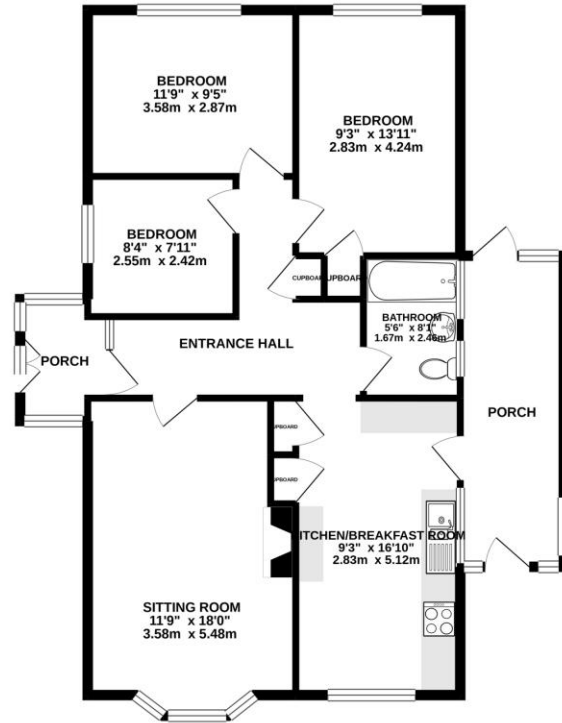


Arnolds | Keys





GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, 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.  
Made with Metreplan ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



01603 782053  
arnoldskys.com

Arnolds | Keys