



## RUSTIC BARN

Fritton Road, Ludham, Great Yarmouth, Norfolk, NR29 5PR

£425,000

**BROWN & CO**

## RUSTIC BARN

Fritton Road, Ludham, Great Yarmouth, Norfolk, NR29 5PR

### DESCRIPTION

Rustic Barn is a wonderfully appointed four-bedroom property converted in 2003 and offers ample and well-arranged living accommodation over two delightful floors.

The property is accessed into the main entrance hall with lovely, exposed beams and vaulted ceilings apparent from the onset. The ground floor works well with an open plan arrangement into the principal sitting room with an exposed brick fireplace, and full-length windows.

The spacious kitchen dining room enjoys a good range of wall and base units with integrated appliances. The principal bedroom is located off the main hall and features an en-suite shower room. Useful storage is available via a cupboard and under-stairs cupboard.

To the first floor all three bedrooms and the family bathroom are located off an impressive landing with more exposed beams. Further storage is available in the eaves.

Rustic Barn is approached from the North into a shingled driveway which services 'The Barns' off the Fritton Road. The driveway sweeps round and access to Rustic Barn is available via a small, gated entrance into the front garden.

The front garden is mainly laid to lawn with a patio area. There is a large, covered barn which provides parking for one vehicle, and a communal shingled parking area provides further parking for another allocated vehicle. Access to a communal laid to lawn field is available from the parking area.

Services – Mains water, private drainage, mains electricity, oil central heating. There is a maintenance charge in respect of the communal areas.

### LOCATION

Rustic Barn is located in East Norfolk, about a mile from Ludham with all its shopping, transport and other facilities, including public house, primary school, nursery and doctors' surgery and direct access onto the Norfolk Broads. Otherwise, the A149 with access to Stalham is within easy reach and Potter Heigham is close by, with easy access to the A47 trunk road at Acle. The East Norfolk coast is also within easy reach. This is an excellent opportunity to live tucked away in a special place with some privacy and rural views at the front.

### DIRECTIONS

From Norwich, proceed east on the A1151 passing through Wroxham and Hoveton. At the mini-roundabout head towards Horning on the A1062 and continue over Ludham bridge and into the village of Ludham. Continue out of Ludham, keeping on the A1062 and turn left into Fritton Road where the property will be seen on the left-hand side.

Alternatively, from Norwich take the A47 trunk road and at Acle go over the main roundabout, over Acle bridge and take the first left turning heading towards Potter Heigham. Proceed on the A149, going over Potter Heigham bridge and turn left following signs for Ludham and then turn right into Fritton Road.

### AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







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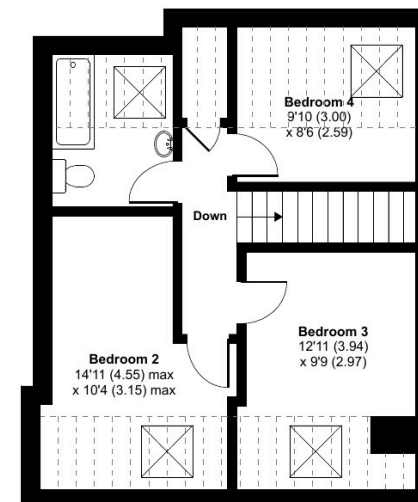
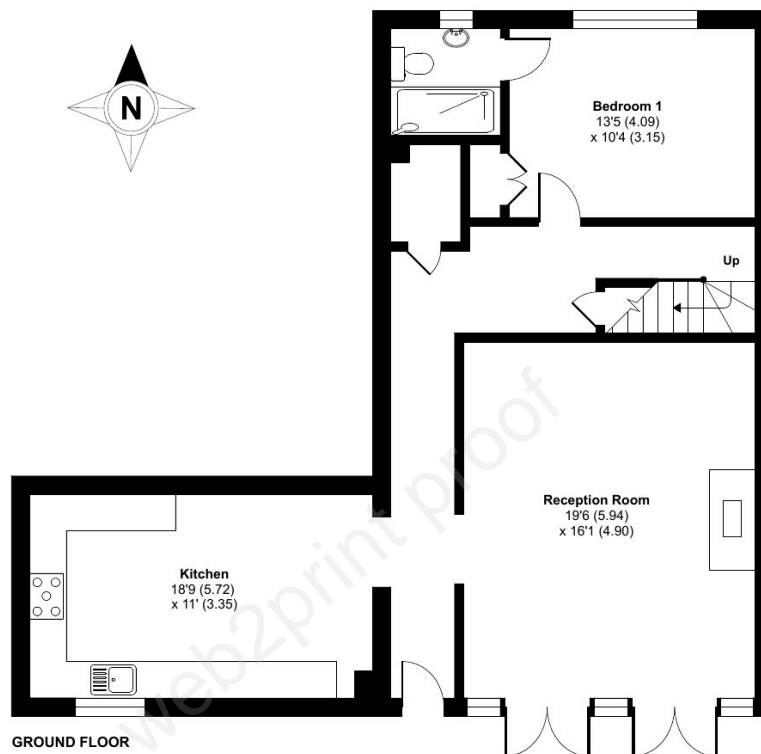
Approximate Area = 1272 sq ft / 118.1 sq m

Limited Use Area(s) = 181 sq ft / 16.8 sq m

Total = 1453 sq ft / 135.1 sq m

For identification only - Not to scale

Denotes restricted head height



EPC TO GO HERE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Brown & Co. REF: 911995

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