

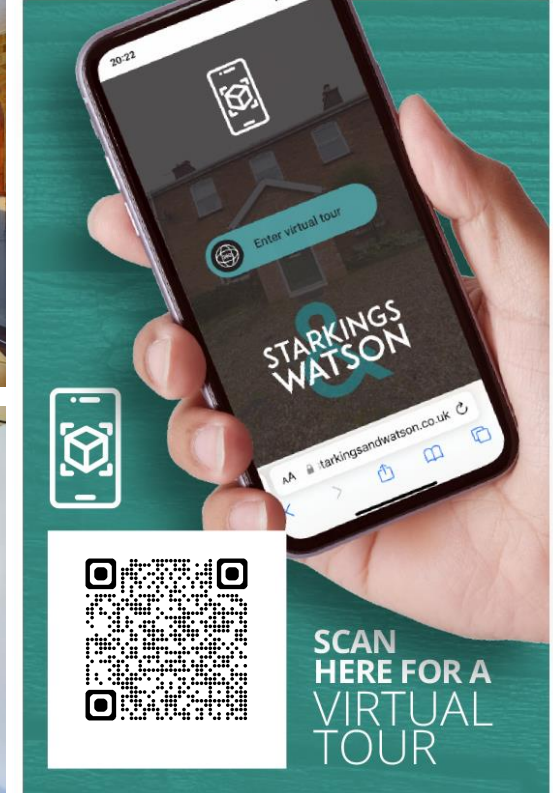
CATFIELD ROAD

Ludham, Great Yarmouth NR29 5QT

Freehold | Energy Efficiency Rating : E

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PROPERTY



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- Detached Family Home
- 29' Open Plan Sitting/Dining Room
- Kitchen/Breakfast Room
- Sunroom/Conservatory
- Low Maintenance Private Rear Garden
- Driveway & Garage
- Sought After Village Location
- Short Walk To Norfolk Broads

IN SUMMARY

Set just a few moments walk from the banks of the idyllic Norfolk Broads, this coastal village offers a range of local amenities just a short distance from the front door of this DETACHED FAMILY HOME. With a floor space reaching some 1517 Sq. Ft in total (stms) this VERSATILE home boasts a beautiful TRIPLE ASPECT 29' sitting/dining room with parquet wood flooring overlooking the rear garden, kitchen with a range of storage units leading directly into the sunroom and ground floor WC via the hallway. The first floor gives way to FOUR BEDROOMS all served by a generously sized bathroom with access to the loft from the central landing. Externally, a GATED DRIVEWAY allows for parking of multiple vehicles in front of the GARAGE while a low-maintenance but beautifully landscaped rear garden is fully enclosed on all sides and to the rear.

SETTING THE SCENE

The property can be found set back from the street tucked behind tall privacy giving hedges where swinging gates allow secure gated parking on either the brick weave or shingle driveways. Access to the garage can be found at the front of the property with a tiled and pitched awning above the front door with access to the

garden coming at either side off the home, which are also gated for security and peace of mind.

THE GRAND TOUR

Stepping inside, you are first met with the bright and airy central hallway with all wooden effect flooring laid underfoot granting access to all accommodation on the ground floor, stairs to the first floor, personal door into the garage and two piece WC with frosted glass window and radiator. Turning to your left, you will find yourself in the brilliantly spacious triple aspect sitting/dining room. Initially, carpeted flooring leaves ample room for a sitting room suite with exposed wooden beams above and feature a red brick fireplace with tiled hearth below with an opening coming through a red brick archway into the dining room area with all solid wood parquet flooring leaving space for a formal dining suite with sliding doors into the rear garden. The kitchen itself is fitted with all tiled flooring and a range of wall and base mounted storage units are set around wooden effect work surfaces giving way to an integrated hob with extraction above dual eye level ovens, dishwasher with uPVC double glazed windows into the rear garden. Just off from the kitchen is the sunroom, a space measuring a little over 15ft in length with all uPVC double glazed windows and door into the rear garden. The first floor landing allows access to all four bedrooms on the first floor as well as a handy built in storage cupboard, loft access and the generously sized three piece family bathroom suite complete with an oversized corner bath unit with a wall mounted shower head above, radiator and frosted glass window to the front. The larger of the four bedrooms comes towards the rear of the property with all carpeted flooring giving way to a large floor space suitable to a larger double bed with additional



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storage solutions and double built in wardrobes. The second largest of the bedrooms, relatively similar in size can be found at the front of the property, again with carpeted flooring and built in storage nook. The third bedroom which also occupies a rear facing aspect features a radiator below the double glazed windows overlooking the rear garden and does leave floor space for a single bed or potentially double bed whilst the smallest room comes at the very front of the property making the ideal single bedroom, study or nursery if so desired.

THE GREAT OUTDOORS

Stepping out through the door in the sunroom, you will find yourself within the fully enclosed rear garden, complete with a predominantly shingled footing which gives way to many meticulously planted and well thought out colourful shrubs and planting borders with a summer house and timber shed also found within this space. A perfectly positioned patio sits in front of the sliding doors to the dining room, making the ideal alfresco dining spot for those warmer summer months.

OUT & ABOUT

Ludham is a sought after Broadland village offering direct access to the Broads from nearby Womack Waters and Ludham Bridge. The village has a general store, butchers, doctors surgery, public house, garage and primary school. The market town of Stalham is approximately five miles, as is the village of Wroxham. Wroxham is a popular Broadland village and is considered the capital of the broads. It has direct access to the Broads and there are many facilities including schools, doctors, dentist, library, restaurants, hotel, supermarket, department store, DIY centre, garden centre and a variety of shops.

FIND US

Postcode : NR29 5QT

What3Words : ///parsnips.snack.views

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
 plan is for illustrative purposes only.
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 ensure accuracy, all measurements are
 approximate, not to scale. This floor

Reduced headroom:
 Below 5 ft/1.5 m
 (1) Excluding balconies and terraces

Approximate total area^m
 1517.5 ft²
 140.98 m²
 Reduced headroom
 3.01 ft²
 0.28 m²

