



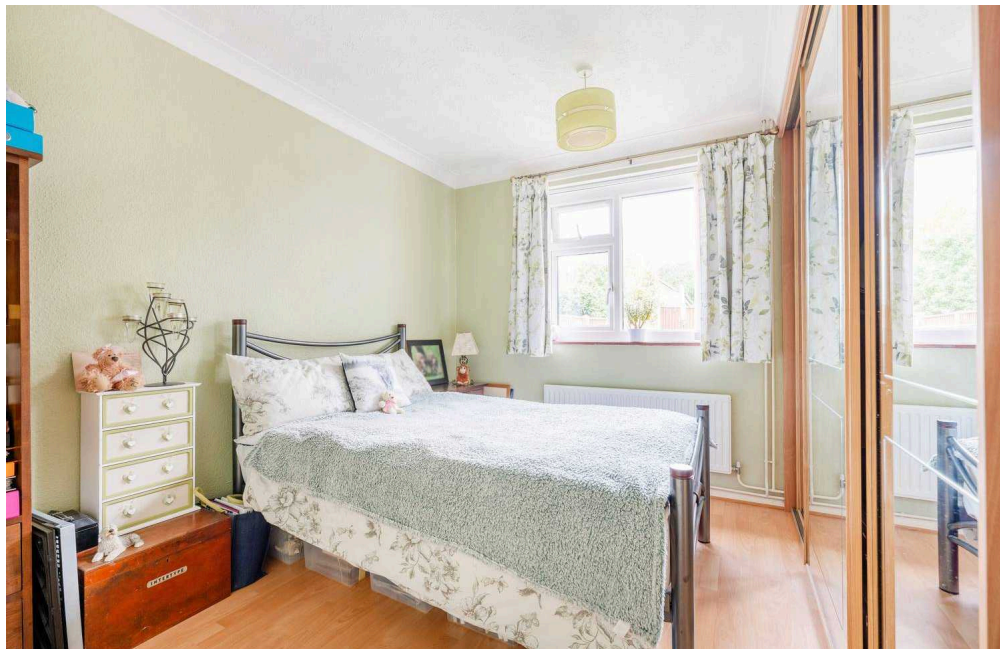
## 7 School Road, Ludham

OIEO £250,000 Freehold

Nestled in a sought-after location near Womack Staithe and Ludham Village facilities is this charming 2-bedroom semi-detached bungalow, a perfect embodiment of an ideal family home. Situated conveniently close to amenities and recreational spots, this property promises comfortable living in a tranquil setting.

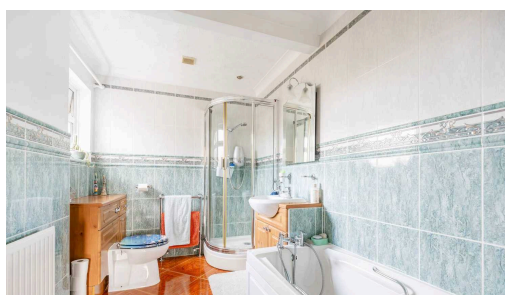
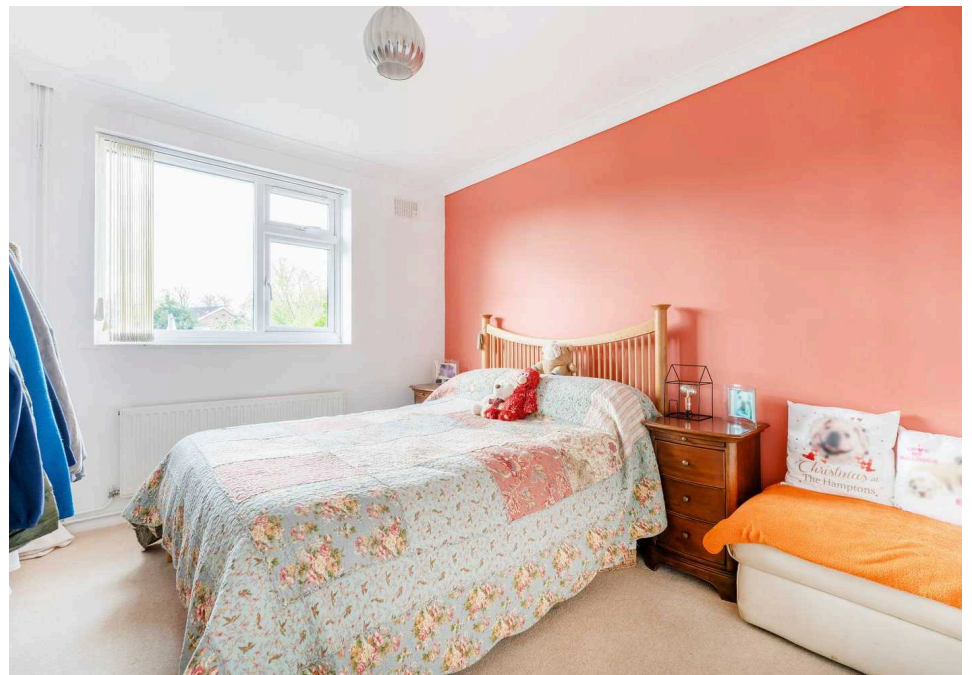
## Location

Located in the charming village of Ludham, School Road offers a peaceful setting that perfectly combines rural charm with convenient amenities. This scenic area is nestled within the iconic Norfolk Broads, an Area of Outstanding Natural Beauty, known for its tranquil rivers and diverse wildlife. Residents enjoy easy access to stunning walking and boating routes along the waterways, while the nearby coast is just a short drive away for beach outings and coastal adventures. Ludham village itself offers a range of essential amenities, including a local shop, post office, and traditional pubs, all adding to the friendly and welcoming community atmosphere. For a wider array of shopping and dining options, the vibrant city of Norwich is within easy reach, making this location ideal for those seeking a relaxed countryside lifestyle with excellent connections to urban conveniences.



## School Road

From the moment you step inside, you are greeted by a spacious entrance hall that sets the tone for the generous proportions of this lovely bungalow. The accommodation is intelligently arranged on one level, making it accessible and convenient for all occupants.



To the right of the entrance hall is the inviting lounge boasting a feature fireplace and French doors that lead out to the front garden, inviting natural light to fill the room.

The property features two well-appointed double bedrooms offering ample space and comfort, ideal for relaxation and rest. The family bathroom is centrally positioned, comprising a bath, shower cubicle, vanity unit, and low-level WC, adorned with tiled walls and flooring for a sleek finish.

One of the highlights of this property is the open-plan kitchen and dining area, seamlessly combined to create a functional space for meal preparation and family gatherings. The kitchen features an extensive range of units at wall and base level, complemented by stainless steel appliances, including an electric hob and eye-level double oven. From the dining area, access to the utility room provides additional convenience for daily chores.

Step outside to discover the enclosed and generously sized rear garden, offering an outdoor retreat for relaxation and entertaining. With ample space for outdoor activities and leisure, the garden is a perfect extension of the living space, complete with mature plants, lawn areas, and two separate patio sections, ideal for al fresco dining or enjoying the fresh air.

### Agents Notes

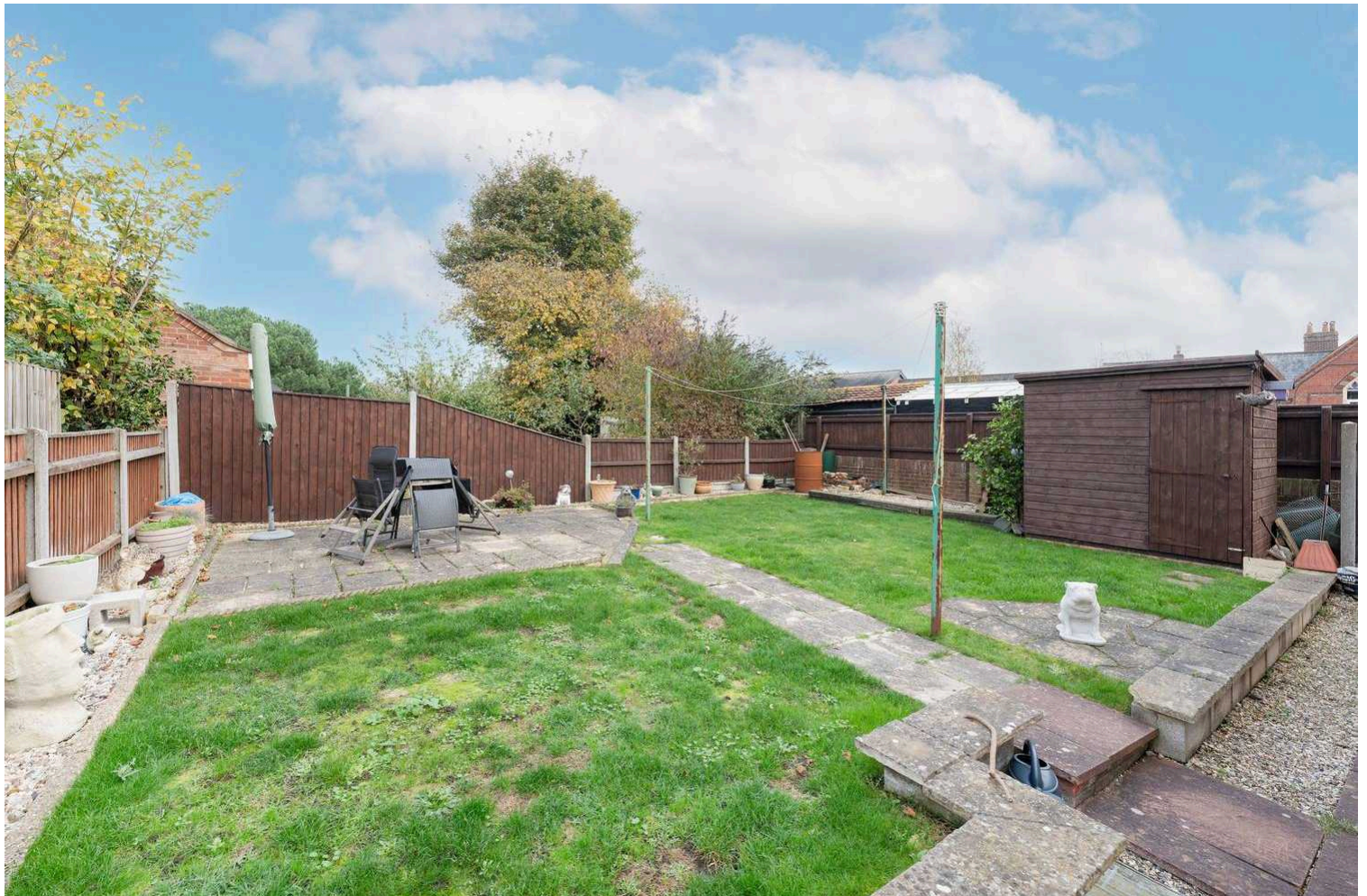
We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: B

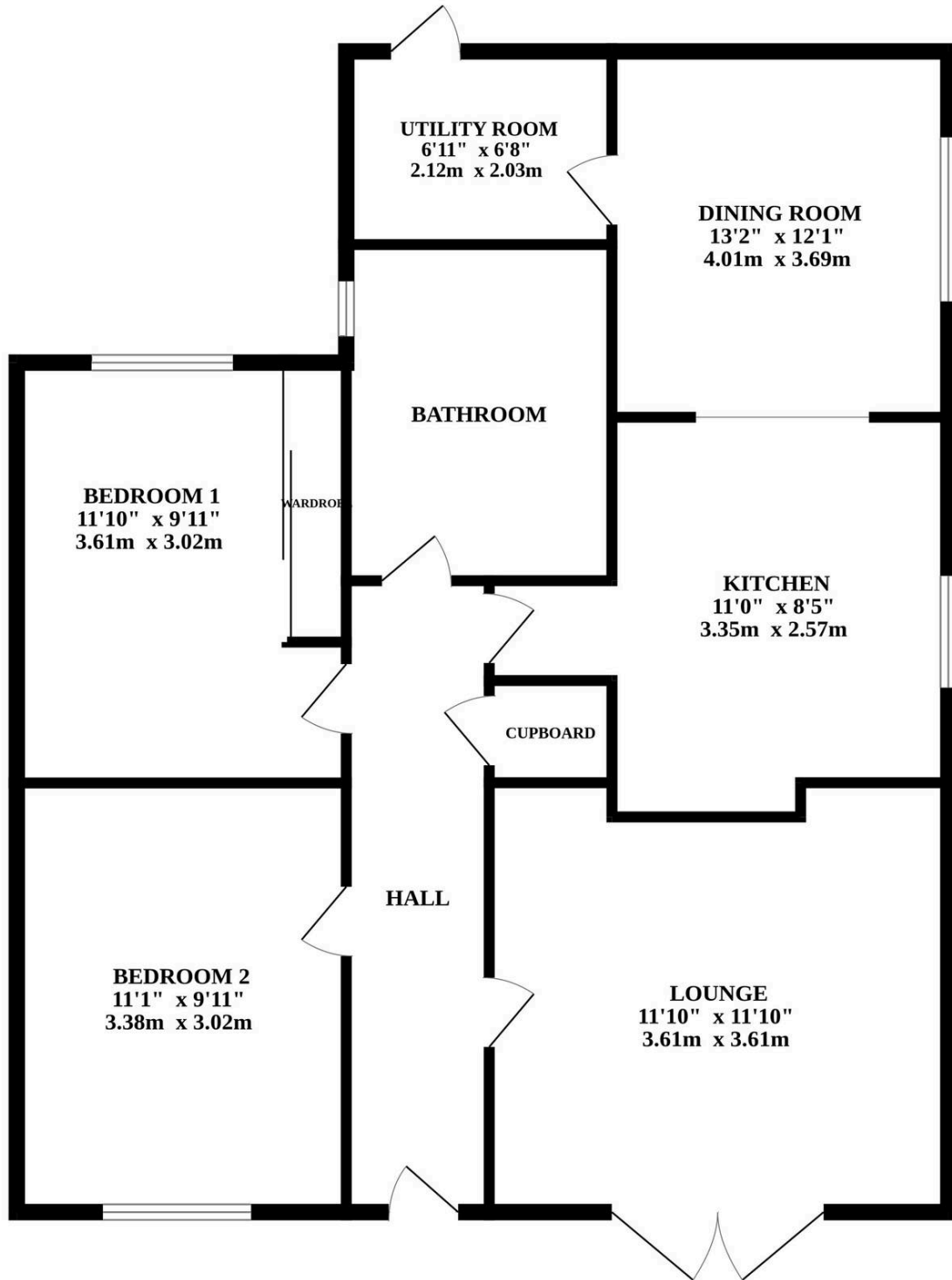
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.  
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