



Fern Cottage Norwich Road, Ludham

Fern Cottage Norwich Road

Ludham, Great Yarmouth

This charming end-terrace cottage is a delightful opportunity for those seeking a perfect first-time buy or a holiday let. Boasting the property's original character features, including exposed wooden beams and a brick-built fireplace, this two bedroom residence exudes warmth and timeless appeal. Don't miss the chance to acquire this beautiful home and experience all it has to offer.

LOCATION

Nestled in the picturesque setting of Norwich Road, Ludham this residence enjoys a charming location with convenient access to essential amenities. Ideal for families, the proximity to the primary school ensures a seamless educational journey for children. The presence of a nearby church and surgery adds to the community appeal, creating a tranquil and well-rounded living environment. Residents can also benefit from regular bus routes connecting to surrounding villages, offering easy transportation options and further enhancing the accessibility of this delightful Ludham location.



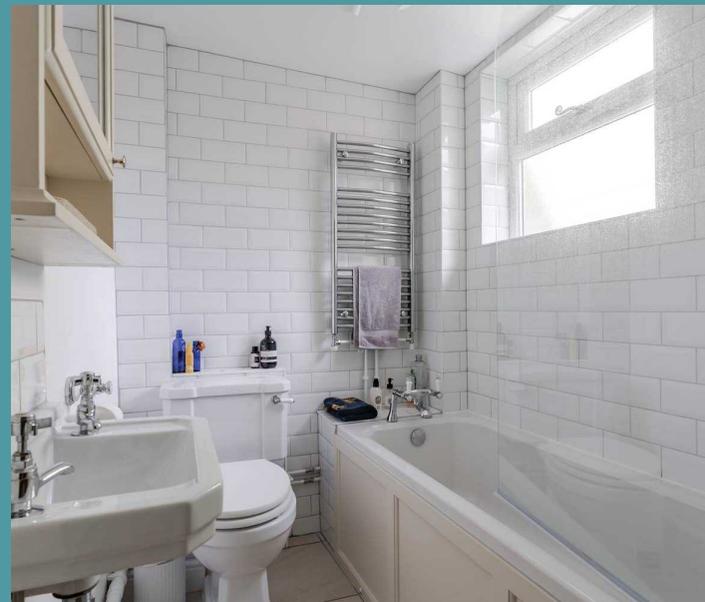


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Upon entering, you are greeted with a bright and airy interior that has been lovingly maintained and thoughtfully presented throughout. The comfortable sitting room, accentuated by a charming wood burner, offers a cosy haven for relaxation and unwinding after a long day. The well-equipped kitchen/breakfast room provides a functional space for meal preparation and dining, ideal for both every-day living and entertaining guests. Completing the ground floor is a bathroom, accommodating all residents in the household.

Ascending the stairs, you will find two well-appointed bedrooms, ensuring that every corner of this home is designed with comfort and practicality in mind. The bedrooms offer peaceful retreats, each with its own unique charm and ample natural light.



Stepping outside you'll discover a small courtyard and a beautifully maintained front garden, providing a tranquil space where you can enjoy the fresh air and serenity of the surroundings. Whether it be for a morning coffee or gardening, this outdoor space offers a perfect extension of the indoor living area, inviting residents to relax and rejuvenate.

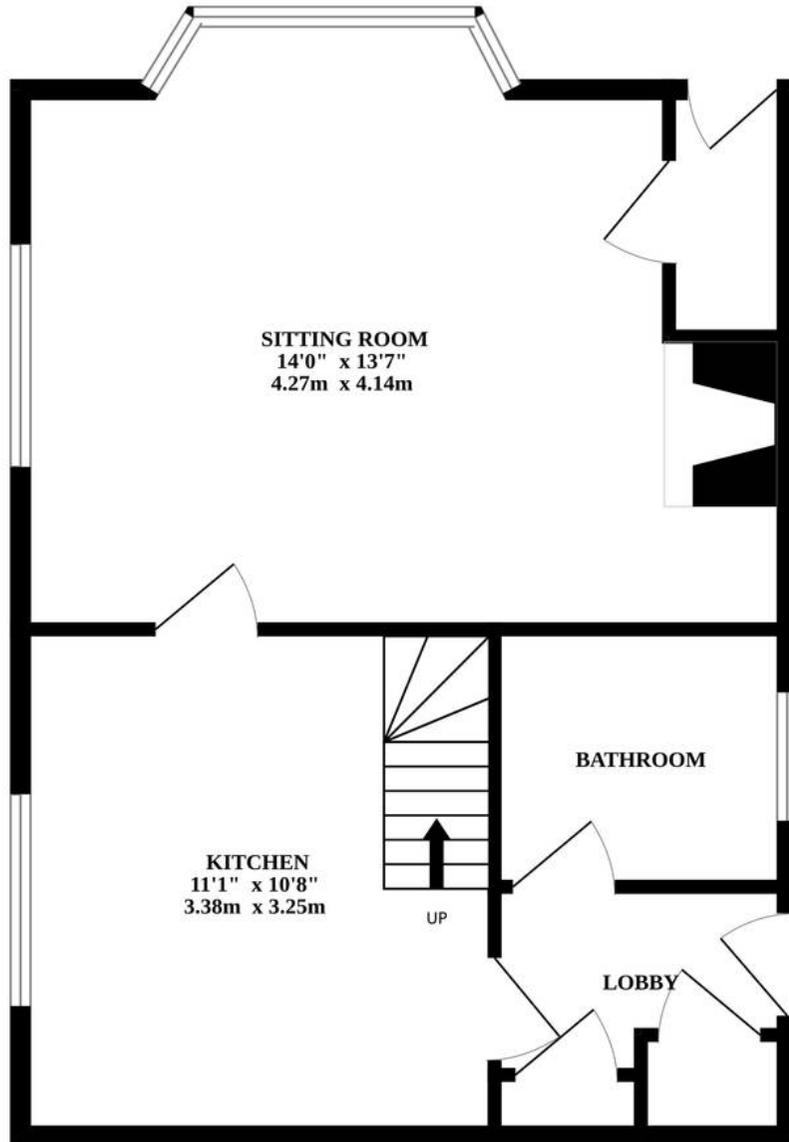
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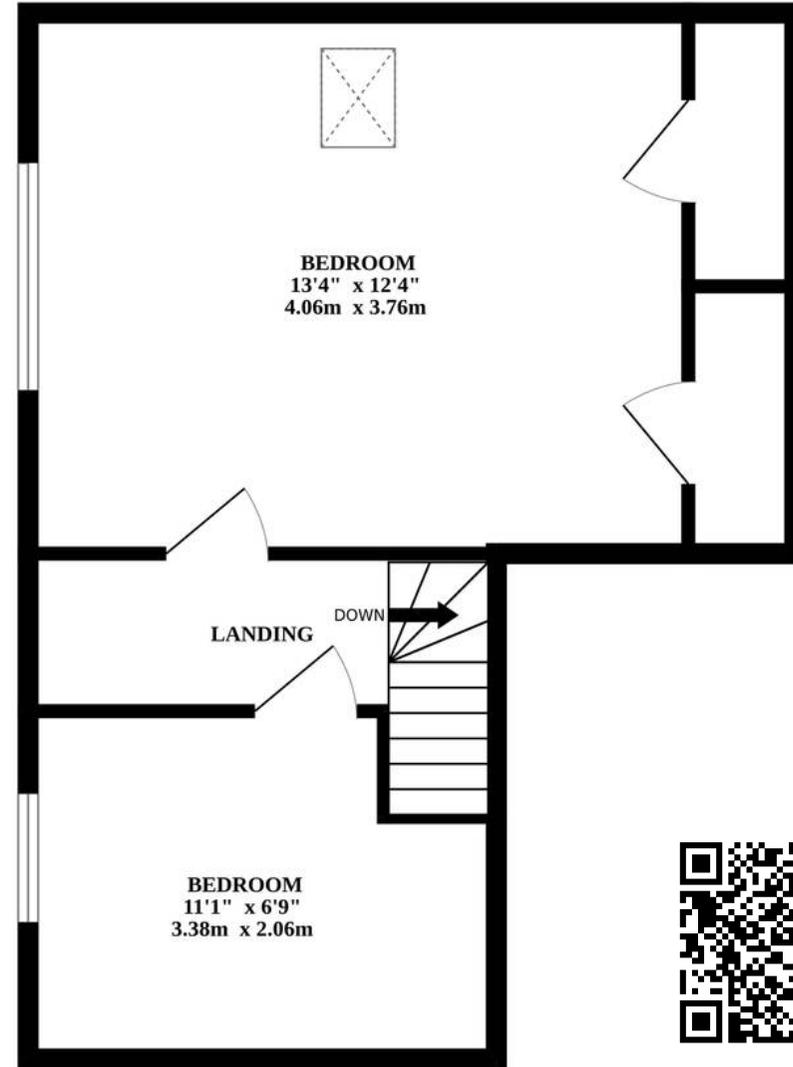
- CHARMING END-TERRACE COTTAGE
- PERFECT FIRST TIME BUY OR HOLIDAY LET
- CONTAINING THE PROPERTIES ORIGINAL CHARACTER FEATURES - EXPOSED WOODEN BEAMS & A BRICK-BUILT FIREPLACE
- BRIGHT AND AIRY INTERIOR - WELL-PRESENTED THROUGHOUT
- COMFORTABLE SITTING ROOM - WOOD BURNER
- WELL-EQUIPPED KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS AND A BATHROOM
- BEAUTIFULLY MAINTAINED GARDEN
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



GROUND FLOOR



1ST 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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