



30 Latchmoor Park, Ludham

£375,000 Freehold

GUIDE PRICE: £375,000-£400,000. ****CHAIN FREE****. This immaculately presented detached home delivers a spacious and flexible layout, perfect for modern family life or downsizers seeking room to breathe.

Council Tax band: D

Tenure: Freehold

GUIDE PRICE: £375,000-£400,000. ****CHAIN FREE****. This immaculately presented detached home delivers a spacious and flexible layout, perfect for modern family life or downsizers seeking room to breathe. Beautifully extended and updated throughout, it features a generous lounge, a versatile fourth bedroom or study, and a well-equipped kitchen/breakfast room with garden access. Upstairs offers three well-proportioned bedrooms, including a stylish en-suite to the principal room and a contemporary family bathroom. Outside, the enclosed rear garden provides a private setting with a patio, lawn, and summer house, while the front includes driveway parking and garage access. Enhanced by an eco-friendly air source heat pump, the home combines comfort, practicality, and sustainability in a sought-after village setting.

The Location

Tucked within the admired Latchmoor Park development, this appealing address offers more than just a place to live – it promises a lifestyle shaped by community, convenience, and the charm of village life. Latchmoor Park is an award-winning



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The Location

Tucked within the admired Latchmoor Park development, this appealing address offers more than just a place to live – it promises a lifestyle shaped by community, convenience, and the charm of village life. Latchmoor Park is an award-winning residential setting, thoughtfully designed and proudly maintained, where each home contributes to a welcoming, well-kept environment. Life here flows at a comfortable pace, encouraging time spent outdoors, conversations with neighbours, and the simple pleasure of a slower, more fulfilling rhythm.

In the heart of the village, Ludham offers all the essentials and more – from a traditional butcher and independent florist to a doctor’s surgery, primary school, and a friendly local pub. It’s a community that’s genuinely active, with a village hall hosting events year-round and a variety of shops and cafés that make everyday life easy and sociable. Whether you're picking up fresh produce, enjoying coffee with friends, or joining in with village celebrations, there’s always something happening just moments from your door.

For those drawn to the water, the nearby Womack Water provides public and parish moorings, connecting effortlessly to the Rivers Thurne, Ant, and Bure – a gateway to the breathtaking Norfolk Broads. Whether by boat, bike, or on foot, the natural beauty of this iconic landscape is always close at hand. Regular buses also link Ludham with neighbouring Wroxham, Great Yarmouth, and the historic city of Norwich, opening up further opportunities for exploration, shopping, and dining.

Latchmoor Park, Ludham

A beautifully updated detached home offering a spacious and flexible layout, this property is ideal for both growing families and those looking to enjoy the benefits of a more manageable lifestyle without compromising on space.



Ground Floor
911 sq.ft. (84.6 sq.m.) approx.

1st Floor
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

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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