



The Elms

Norwich Road, Ludham



Minors & Brady

The Elms

The Elms is a distinguished detached residence, offering an exceptional balance of space, comfort, and versatility. Elegantly presented throughout, this home is perfectly suited to both growing families and those seeking a refined retreat with ample room for entertaining visiting friends and relatives. Blending modern convenience with tranquil surroundings, The Elms provides a rare opportunity to enjoy village life at its finest while remaining effortlessly connected to both the Norfolk Broads and the wider county.

- Elegant detached family home in the heart of Ludham
- Generous shingle & brick driveway with ample off-road parking and garage access
- Landscaped rear garden with mature borders, lawn, and open field views
- Stylish paved terrace – ideal for alfresco dining and summer entertaining
- Detached garden office offering a private workspace or guest accommodation
- Light-filled garden room with bi-folding doors opening onto the terrace
- Spacious family lounge and welcoming entrance hallway with cloakroom
- Three well-proportioned double bedrooms, two with built-in storage
- Modern family bathroom with both bath and shower facilities





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The Elms Norwich Road

Ludham, Great Yarmouth

Council Tax band: D

Tenure: Freehold

Location

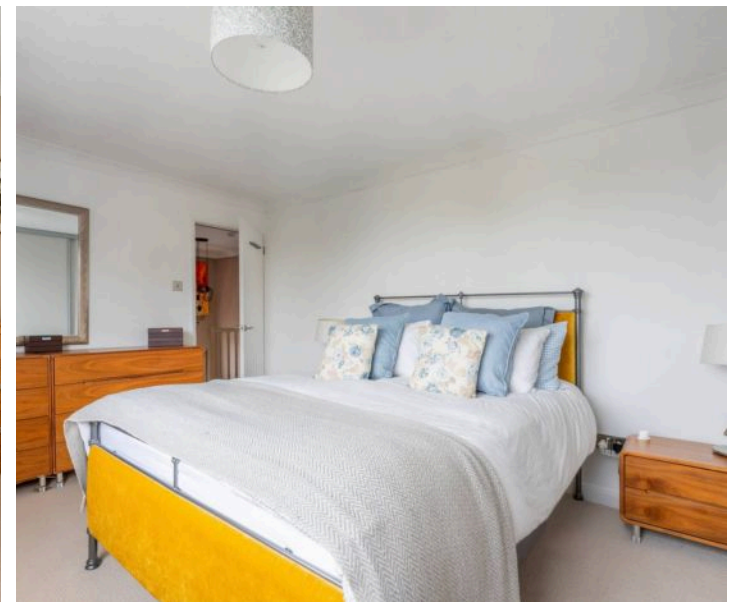
Nestled within the desirable village of Ludham, The Elms enjoys a prime position with everyday amenities close at hand, including a primary school, doctors' surgery, village shop, and a selection of riverside pubs and restaurants. The property is perfectly placed for exploring the renowned Norfolk Broads, offering scenic waterways and endless leisure opportunities.

For those seeking coastal escapes, the unspoilt Norfolk beaches are less than ten miles away, while the vibrant city of Norwich lies just fourteen miles distant, providing excellent shopping, dining, cultural attractions, rail links, and a university and hospital. The Elms offers the perfect balance of peaceful countryside living with outstanding accessibility.

Agents Note

We understand the property will be sold freehold, connected to mains water, electricity and drainage. Oil central heating.

The property benefits from solar panels, which provide a small income for the current owners. These have been purchased outright and lead to very cheap running costs.



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The Elms Norwich Road

Ludham, Great Yarmouth

The Elms is a beautifully proportioned detached home that combines classic charm with contemporary living. Tucked away behind a generous shingle driveway, this elegant residence offers exceptional space both inside and out. Designed with versatility in mind, the property provides the perfect canvas for family life, entertaining, and peaceful relaxation.

The ground floor is thoughtfully laid out to balance open-plan living with defined, practical spaces. A welcoming hallway leads into a bright family lounge, flowing seamlessly into the open-plan kitchen and dining room. The adjoining utility room ensures convenience, while the stunning garden room with bi-folding doors creates a wonderful connection to the landscaped rear garden. A cloakroom completes the ground floor accommodation.

Upstairs, three spacious double bedrooms provide ample room for family or guests, two benefitting from built-in storage. The contemporary family bathroom is finished to a high standard, featuring both a bath and a separate shower.

Externally, the property is equally impressive. The enclosed rear garden enjoys open field views and is beautifully arranged with a lawn, mature shrub borders, and a stylish paved terrace – an ideal spot for alfresco dining. A detached garden office offers flexible options for home working, hobbies, or guest accommodation.



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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
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Minors & Brady
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