



## 36 Broad Reaches, Ludham

£400,000 Freehold

Guide Price £400,000-£425,000. A stunning three-bedroom detached chalet bungalow set on a generous plot, offering a spacious, versatile layout, beautifully renovated interiors, and a south-facing garden perfect for family living and entertaining. With driveway parking for six or more vehicles, a carport, garage, and an exceptional master suite, this home is one for can enjoy for years to come.

Council Tax band: D

Tenure: Freehold

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### Location

Ludham is a picturesque village at the heart of the Norfolk Broads, offering tranquil countryside living with access to vibrant local amenities. Renowned for its scenic waterways, charming historic architecture, and strong sense of community, Ludham provides a peaceful yet connected lifestyle. The village boasts a selection of local shops, traditional pubs, and excellent primary schooling, while nearby towns such as Wroxham and Acle offer a wider range of amenities, including supermarkets, restaurants, and transport links.

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For nature enthusiasts and boating lovers, Ludham is ideally placed with direct access to the Broads' network of rivers and lakes, offering opportunities for sailing, kayaking, fishing, and riverside walks. The surrounding countryside provides a haven for cycling, horse riding, and outdoor recreation, making it an ideal location for families and those seeking a relaxed lifestyle in stunning natural surroundings. With a rich local heritage and a welcoming community atmosphere, Ludham combines peaceful village charm with easy access to everything Norfolk has to offer.

### Broad Reaches

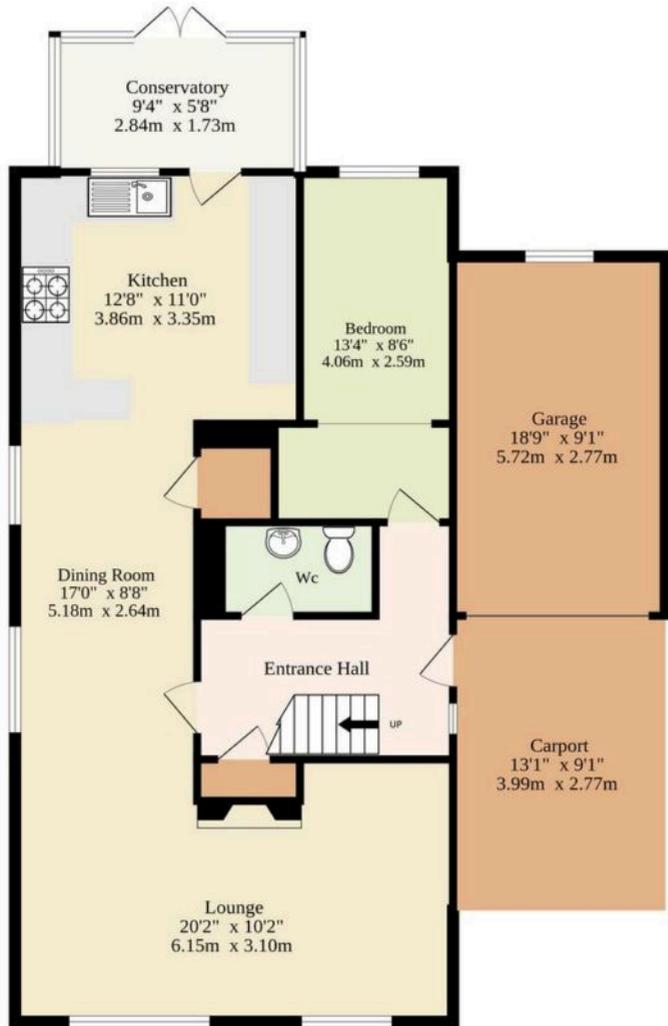
Set within a generous plot with a driveway capable of accommodating six or more vehicles, this exceptional three-bedroom detached chalet bungalow offers timeless elegance and contemporary style. Approached via a decorative front garden, the property benefits from a carport and garage, providing both practicality and striking kerb appeal.

Step inside to a welcoming entrance hall, where natural light flows freely and stairs lead to the first floor, setting the tone for a home that is as versatile as it is refined. The ground floor features a lounge, dining room, kitchen, and conservatory that flow effortlessly while retaining the feeling of distinct, inviting spaces. A bedroom and WC complete the lower level, making it ideal for guests or flexible family use. The kitchen and bathroom suites have been thoughtfully replaced during a comprehensive renovation, and the property has been fully rewired, offering modern convenience alongside enduring style.

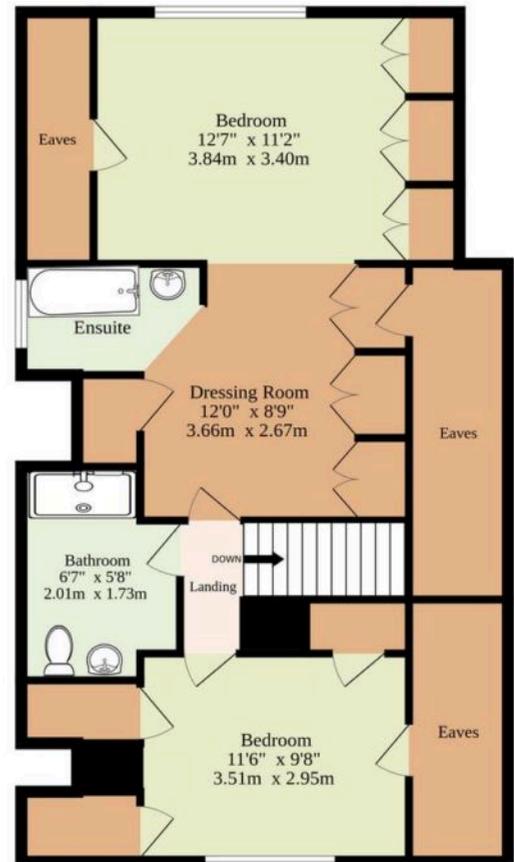
Upstairs, the accommodation is nothing short of spectacular. Two spacious bedrooms are complemented by a beautifully



Ground Floor  
814 sq.ft. (75.6 sq.m.) approx.



1st Floor  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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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