



4 High Street, Ludham

Ludham



Minors & Brady

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Ludham

Positioned in the centre of the highly sought-after Broadland village of Ludham, this beautifully presented two-bedroom terraced house offers a wonderful opportunity to acquire a home within one of the Norfolk Broads' most desirable locations. Renovated and redecorated throughout, the property combines character and charm with modern comforts, including a refitted kitchen, updated bathroom, new flooring and contemporary finishes.

With a private rear garden, garage en bloc and a range of amenities within walking distance, the property is well-suited to a range of buyers.



M&B

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- Beautifully presented two-bedroom mid-terrace cottage positioned in the heart of the sought-after Broadland village of Ludham
- Recently renovated and redecorated throughout, including a refitted kitchen, modern bathroom suite and upgraded flooring
- Spacious dual-aspect lounge and dining room extending over 20ft, providing an excellent space for everyday living and entertaining
- Modern kitchen/breakfast room fitted with contemporary units, ample worktop space and room for informal dining
- Two generous double bedrooms, both offering comfortable accommodation with plenty of natural light
- Karndean flooring to the ground floor and 100% wool carpets to the first floor, enhancing the quality finish throughout
- Enclosed rear garden with patio seating area, lawn, established borders and gated access to the rear
- Garage en bloc providing practical storage and convenient off-road parking
- Central village location within easy reach of local shops, doctors surgery, primary school, Womack Water and the Norfolk Broads network

Council Tax band: B

Tenure: Freehold



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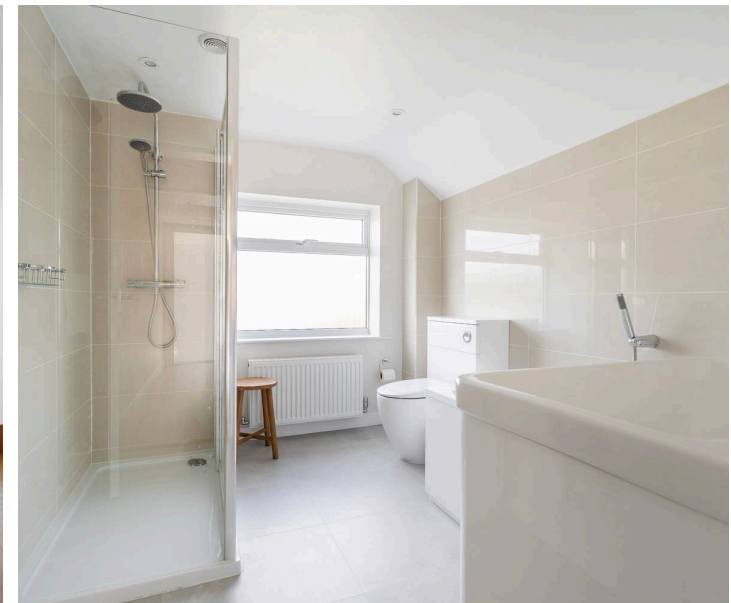
Location

Located in the centre of Ludham, High Street enjoys a prime position within one of the Norfolk Broads' most sought-after villages. Ludham offers a range of everyday amenities, including a village shop, post office, cafés, public houses, and a well-regarded primary school, all contributing to its strong community atmosphere. The village is surrounded by picturesque countryside and waterways, with nearby access to the Norfolk Broads providing excellent opportunities for boating, walking, cycling, and wildlife watching.

The beautiful East Norfolk coastline is within easy reach, with popular destinations such as Sea Palling and Horsey offering sandy beaches and scenic coastal walks. Norwich and North Walsham are also accessible by road, providing a wider range of shopping, leisure, and transport facilities while allowing residents to enjoy the charm and character of village life.

High Street

Stepping inside, the porch leads through to a spacious lounge and dining room that extends over 20ft. This welcoming reception space offers plenty of room for both comfortable seating and formal dining, while large windows allow natural light to fill the room throughout the day. The neutral décor and quality flooring create a bright and inviting environment ready for a new owner to enjoy.



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The kitchen has been thoughtfully fitted with a range of contemporary units, providing ample storage and worktop space alongside room for a breakfast table. Positioned to the rear of the property, it offers a practical layout for everyday living and enjoys views over the garden.

The first floor accommodation comprises two well-proportioned double bedrooms, both offering comfortable and versatile living space. These are served by a modern bathroom fitted with a panelled bath, separate double shower cubicle, vanity wash basin and WC, complemented by attractive travertine tiling and inset lighting.

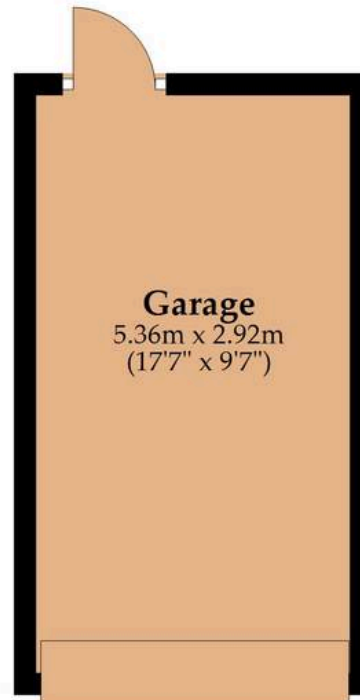
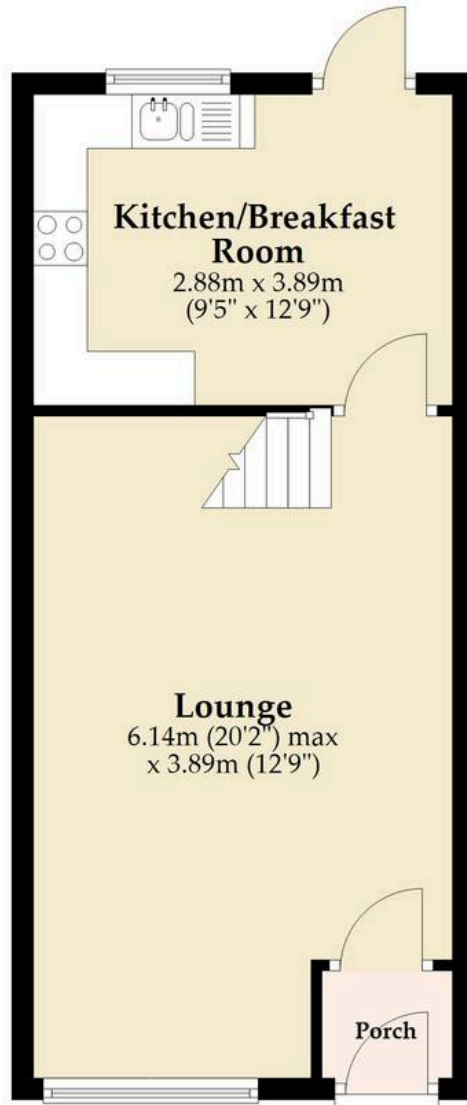
Outside, the enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring a paved patio area, lawn, established borders and timber fencing. A rear gate provides access to the garage en bloc, offering valuable storage or secure parking.



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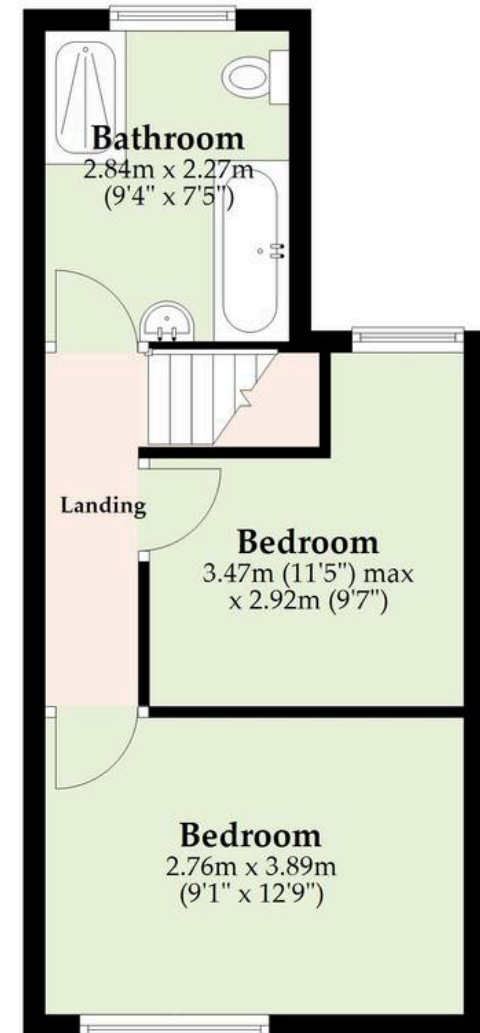
Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)
(excluding Porch)



First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

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.

Plan produced using PlanUp.

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



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

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