



35 Whitegates, Ludham

Minors & Brady



35 Whitegates

Ludham, Great Yarmouth

Charming cottage-style living opposite open fields, with generous gardens and flexible family space. This beautifully presented home enjoys attractive field views to the front, excellent kerb appeal, a generous driveway and garage, all complemented by a wonderful family-friendly layout. The spacious lounge centres around a characterful log burner with timber mantel and flows seamlessly into the dining area, creating a sociable and welcoming environment for everyday living, while the well-equipped galley kitchen offers extensive storage and connects effortlessly to a versatile conservatory overlooking the garden. Four bedrooms and a four-piece family bathroom provide flexible accommodation for growing families, further enhanced by an abundance of built-in storage, attractive wooden internal doors and a practical entrance area for coats and shoes. Outside, the sizeable enclosed garden offers both lawn and patio areas for relaxing and entertaining, completing this delightful village home.

- Charming cottage-style home occupying a peaceful semi-rural setting with attractive field views to the front
- Excellent kerb appeal with a generous driveway, garage and characterful brick-built storm porch
- Spacious lounge featuring a striking blue chimney breast, log burner and timber mantel as a focal point
- Open-plan flow between the lounge and dining area, creating an ideal space for family living and entertaining
- Well-equipped galley kitchen with extensive storage, wood-effect worktops and an internal window overlooking the dining room
- Versatile conservatory offering additional living space with direct access to the rear garden





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The Location

In the heart of the village, Ludham offers an excellent range of amenities that make day-to-day living both convenient and enjoyable. Residents benefit from a doctor's surgery, primary school and nursery, village hall, traditional butcher, independent florist and a welcoming selection of local businesses. The popular Kings Arms provides a fantastic setting for a relaxed drink or evening meal, while Dotty's Tea Room & Bistro has become a firm favourite for breakfast, brunch and homemade treats.

It's a community that remains active throughout the year, with events regularly hosted at the village hall and a strong village spirit that creates a genuine sense of belonging. Whether you're picking up fresh produce, meeting friends for coffee or getting involved in local activities, everything is close at hand.

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 within easy reach.

Ludham is also perfectly positioned to enjoy some of Norfolk's most desirable coastal and rural destinations. The stunning sandy beach at Winterton-on-Sea is just a short drive away, offering expansive dunes, beautiful coastal walks and a wonderfully unspoilt setting. A variety of attractive surrounding villages, including Potter Heigham, Catfield, Stalham and Horning, further enhance the area's appeal, each offering their own character, amenities and access to the Broads.

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Positioned within a peaceful semi-rural setting and enjoying attractive field views to the front, this delightful cottage-style home combines practicality, character and versatile living space in equal measure. Whitegates enjoys excellent kerb appeal, set back behind a good-sized driveway providing ample off-road parking, alongside a garage and an attractive brick-built storm porch. The setting immediately creates a welcoming first impression, while the open countryside opposite enhances the feeling of space and tranquillity.

Stepping inside, the entrance hall offers a thoughtful feature often overlooked in modern homes, with a practical area ideal for storing outdoor shoes, coats and everyday essentials before continuing through the property. Wooden internal doors throughout add warmth and character, complementing the home's inviting atmosphere.

The sitting room is a particularly impressive space, well-proportioned and flooded with natural light. A striking bold blue chimney breast creates a focal point, enhanced by a charming log burner set beneath a timber mantel, providing both character and comfort throughout the seasons. The room flows effortlessly through a large opening into the dining area, creating a sociable layout perfectly suited to modern family life.



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The dining room provides an ideal setting for everyday meals, relaxed entertaining and easy evening teas after a busy day. Attractive alcove shelving offers the perfect space for displaying favourite books, decorative pieces or family photographs, while the open layout creates an excellent sense of connectivity throughout the ground floor.

Beyond, the galley-style kitchen has been designed with practicality in mind. Extensive storage is provided through an abundance of cabinetry, complemented by attractive wood-effect worktops that enhance the home's cottage-inspired aesthetic. A particularly useful internal window overlooks the dining area, allowing conversations to continue whilst cooking and making it easy to keep an eye on children or guests while preparing meals.

Leading directly from the kitchen is the generous conservatory, a highly versatile addition that can easily serve as a second sitting area, garden room, playroom, hobby space or home office depending on individual requirements. With direct access into the rear garden, it enjoys a strong connection between indoor and outdoor living.

The first floor offers four bedrooms, providing flexible accommodation for families, home workers or those seeking guest space. The principal bedroom benefits from an excellent range of built-in wardrobes, ensuring practical storage without compromising floor space.

Bedroom two is another comfortable room, whilst the third bedroom, equally suitable as a study or nursery, features two useful built-in storage cupboards. The fourth bedroom offers further versatility and could adapt to a variety of lifestyle needs.



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Serving the bedrooms is a well-appointed four-piece family bathroom, complete with a freestanding bath, separate shower enclosure, wash basin and WC, creating a functional yet attractive space for everyday use.

Outside, the rear garden is a particularly appealing feature. Enclosed by a combination of walling and established hedging, the plot offers excellent privacy and a safe environment for children and pets. Mainly laid to lawn with a patio seating area, there is ample room for outdoor dining, entertaining, gardening and family recreation. The overall plot is an excellent size and perfectly complements the internal accommodation.

The garage benefits from a rear-facing window, up-and-over door, lighting and houses the boiler, offering valuable storage space alongside practical functionality.

Agent's Note

This property will be sold freehold and is connected to oil-fired central heating, mains water, electricity and drainage.

Please note that an indemnity policy is in place relating to a previous extension.

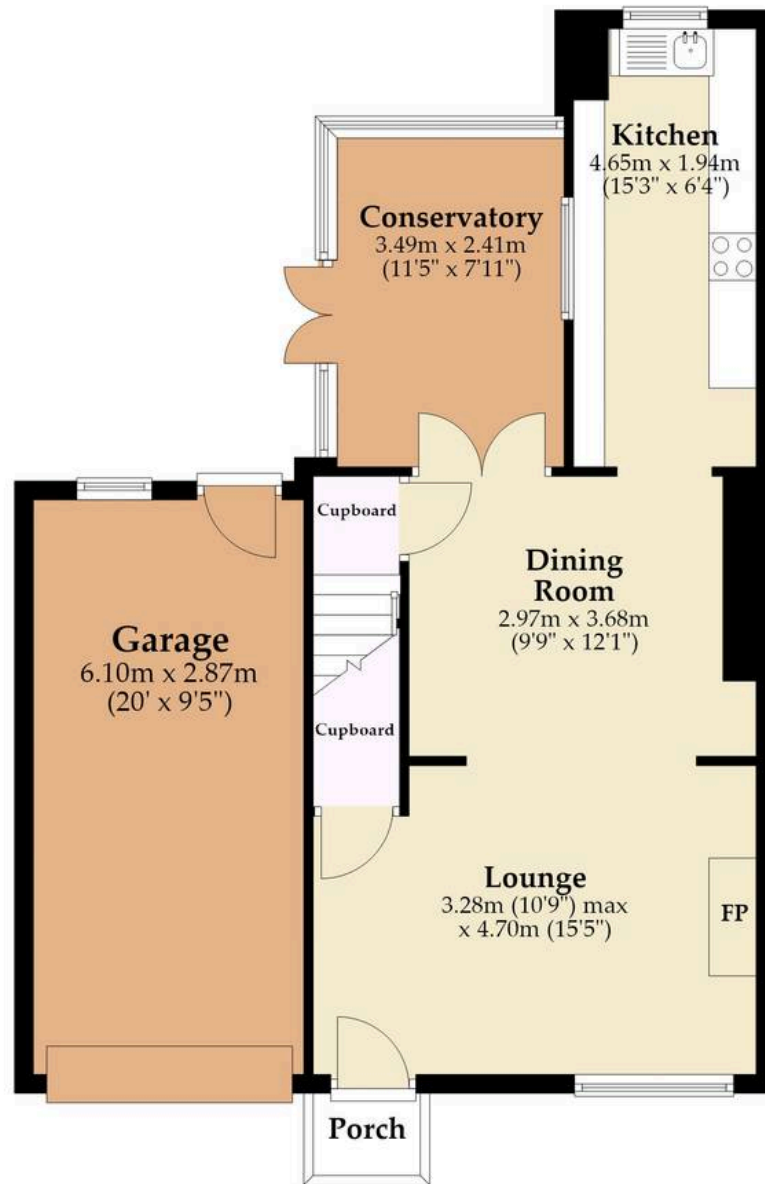
The property is also subject to a Section 157 restriction, meaning prospective purchasers must have lived or worked in Norfolk continuously for the past three years. Further information is available upon request.



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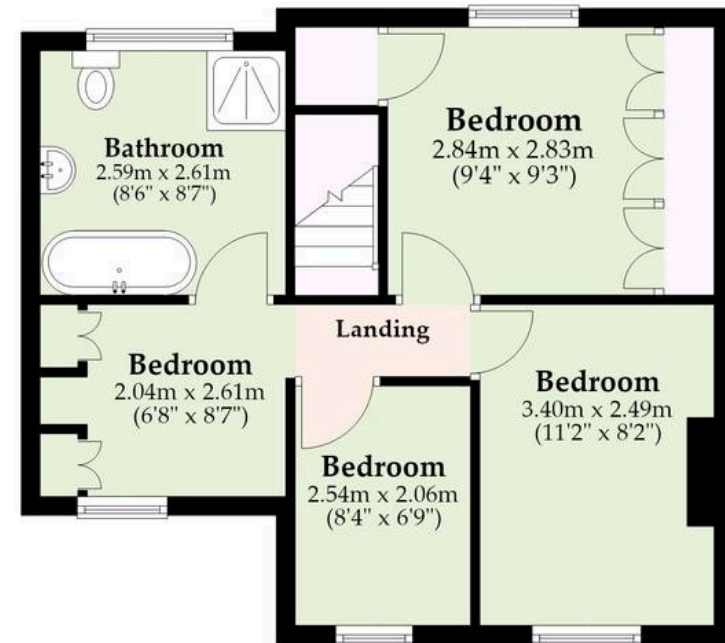
Ground Floor

Approx. 66.1 sq. metres (711.8 sq. feet)
(excluding Porch)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 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.

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