



7 Grange Close, Ludham

Minors & Brady



7 Grange Close

Ludham, Great Yarmouth

A spacious detached family home with stunning mature gardens, a double garage and no onward chain. Offering approximately 1,462 sq ft of accommodation, this well-maintained residence combines generous room proportions with an abundance of natural light throughout. Four bedrooms, multiple reception areas and a practical kitchen with separate utility room provide excellent flexibility for modern family living. Outside, the beautifully established gardens create a private and picturesque setting, complemented by a detached double garage with an electric door. Situated within one of Ludham's most sought-after locations, this is a wonderful opportunity to secure a substantial home in the heart of the Norfolk Broads.

- Substantial detached family home offering approximately 1,462 sq ft of well-balanced accommodation, ideal for growing families or those seeking generous living space
- Offered to the market with no onward chain, providing an excellent opportunity for a smooth and straightforward purchase
- Impressive sitting room extending to almost 20ft in length, flooded with natural light through large windows and perfectly suited to everyday living and entertaining
- Separate dining room leading directly into a bright conservatory, creating versatile reception space with attractive views of the garden
- Well-appointed kitchen with ample storage and preparation space, complemented by a practical utility room and convenient ground-floor WC
- Four well-proportioned bedrooms, including three generous doubles, offering flexible accommodation for families, guests or home working





7 Grange Close

Ludham, Great Yarmouth

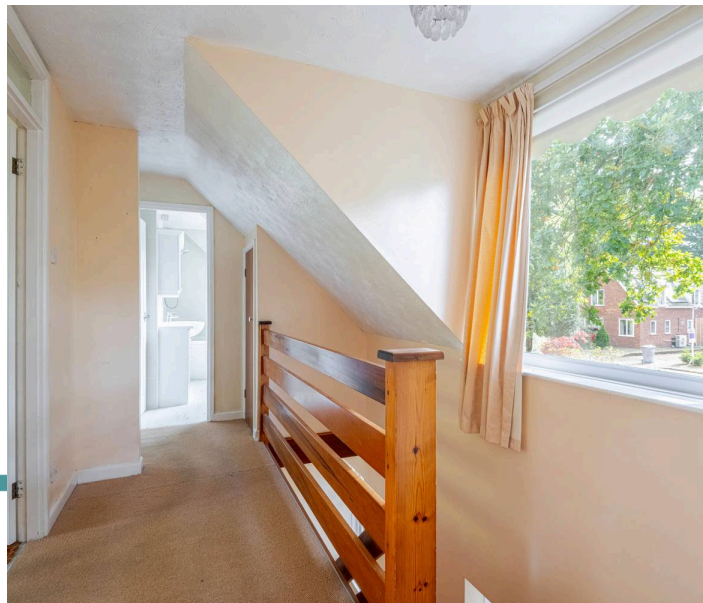
The Location

Situated within the heart of Ludham, one of the Norfolk Broads' most desirable villages, this location offers an outstanding balance of rural charm, community spirit and access to some of Norfolk's most celebrated landscapes. Characterised by attractive village homes, wide-open skies and a welcoming atmosphere, Ludham has remained a firm favourite with both families and those seeking a slower pace of life surrounded by natural beauty.

The village benefits from an excellent range of everyday amenities, including a convenience store, post office, café, public houses and a well-regarded primary school, allowing residents to enjoy the convenience of village life without sacrificing essential services. A variety of local clubs, community events and recreational activities help foster a strong sense of belonging, making Ludham a thriving and active place to call home.

One of the village's greatest attractions is its close relationship with the Norfolk Broads National Park. Nearby waterways and nature-rich landscapes provide endless opportunities for boating, paddleboarding, walking, cycling and wildlife spotting. The surrounding countryside is criss-crossed with quiet lanes, footpaths and bridleways, creating an idyllic setting for outdoor enthusiasts throughout the year.

The stunning East Norfolk coastline is also within easy reach, with popular destinations including Sea Palling, Horsey and Waxham offering beautiful sandy beaches, coastal walks and some of the area's most spectacular scenery. Horsey is particularly renowned for its resident seal colony, drawing visitors from across the country while remaining a treasured local attraction.



M&B



7 Grange Close

Ludham, Great Yarmouth

Grange Close, Ludham

Occupying an established position within the sought-after village of Ludham, this substantial detached residence offers approximately 1,462 sq ft of accommodation alongside a detached double garage and beautifully maintained gardens. Offered with no onward chain, the property presents an exciting opportunity for buyers seeking generous family accommodation, excellent reception space and attractive outdoor surroundings in one of the Norfolk Broads' most desirable villages.

The property is approached via a welcoming entrance hall that immediately sets the tone for the spacious accommodation found throughout. Positioned to the front of the home, the impressive sitting room extends to almost 20ft in length and benefits from large windows that allow natural light to flood the space, creating a bright and inviting environment for everyday family living and entertaining.

Flowing from the hallway, the separate dining room provides an ideal setting for formal dining occasions and family gatherings. Double doors lead through to the conservatory, which enjoys delightful views across the garden and offers a peaceful additional reception area in which to relax and appreciate the outdoor surroundings throughout the seasons.



M&B



7 Grange Close

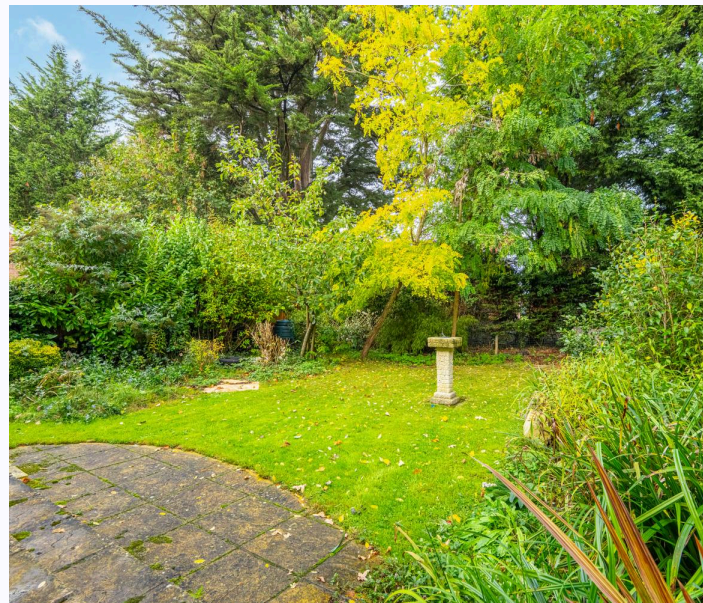
Ludham, Great Yarmouth

The kitchen is thoughtfully arranged and enjoys a practical layout with ample storage and preparation space. Adjoining the kitchen is a useful utility room, providing additional workspace, storage and access to the outside, helping to keep the main living areas organised and functional. A convenient ground-floor WC further enhances the practicality of the accommodation.

The first floor continues to impress, with a spacious landing serving four bedrooms. The principal bedroom is a generously sized double, while two further double bedrooms provide comfortable accommodation for family members or guests. A fourth bedroom offers excellent flexibility and could equally serve as a home office, dressing room or hobby space depending on individual requirements. These rooms are complemented by a well-appointed family bathroom featuring both a bath and separate shower.

Outside, the property enjoys a particularly attractive plot. The mature rear garden has been thoughtfully established with a variety of trees, planting and well-maintained lawned areas, creating a private and picturesque environment. Whether enjoying outdoor dining, gardening or simply relaxing in peaceful surroundings, the garden provides a wonderful extension of the living accommodation.

Further enhancing the appeal is the detached double garage, complete with an electric up-and-over door, offering excellent parking, storage or workshop potential. Combined with the property's generous proportions, abundance of natural light and highly desirable village setting, this home offers a fantastic opportunity for families and retirees alike.



M&B

A spacious detached family home with stunning mature gardens, a double garage and no onward chain. Offering approximately 1,462 sq ft of accommodation, this well-



Total area: approx. 135.8 sq. metres (1461.8 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 Blueprints

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



Meet *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady
Your home, our market



caister@minorsandbrady.co.uk



01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk