

10 High Street, Ludham

Minors & Brady

10 High Street

Ludham, Great Yarmouth

From the moment you arrive, it's clear this is a home designed for modern living. Set within the desirable village of Ludham, this fully renovated mid-terrace residence offers light-filled interiors, a spacious living room, a well-equipped kitchen/dining room and a conservatory that enjoys views over the private rear garden. Upstairs, three well-proportioned bedrooms and a contemporary family bathroom provide comfortable accommodation, while off-road parking and a detached garage complete this impressive package for buyers seeking a home that is ready to move straight into.

- Fully renovated mid-terrace residence located in the popular Norfolk village of Ludham
- Suitable choice for first-time buyers, investors or families, looking for a modern property in a quiet location
- Open-plan layout, starting with a spacious living room that invites relaxation and entertaining
- Kitchen/dining room fitted with cabinetry, an integrated double oven, an induction hob, a microwave, a sink/drainer unit and a casual breakfast bar
- Internal sliding doors open into a light-filled conservatory, that extends the reception space and frames views of the garden
- Three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and storage space
- Family bathroom comprises of a contemporary three-piece suite, along with built-in storage
- A private, low-maintenance garden that is mainly paved, featuring a decked terrace, planted beds and side access into the garage
- Off-road parking and a single detached garage at the rear of the property
- Easy access to essential amenities within the village

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I CAME TO BOOGIE
KITCHEN
DISCO

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The Location

Positioned in the heart of Ludham on the village's historic High Street, this location offers a distinctive blend of rural character, community spirit and access to some of Norfolk's most celebrated landscapes. Ludham is one of the principal villages within the Norfolk Broads, making it particularly appealing to those seeking a village setting without feeling isolated. The area attracts a broad range of residents, including families, retirees, second-home owners and those looking to balance countryside living with access to larger employment centres across East Norfolk.

Daily life is well catered for, with a selection of independent shops, convenience stores, cafés, traditional pubs and local services located around the village centre. Healthcare facilities and additional amenities can be found in nearby Stalham and Hoveton, while a wider choice of supermarkets, leisure facilities, retail parks and professional services is available in Great Yarmouth and Norwich. The neighbouring villages of Horning, Wroxham and Potter Heigham further enhance the area's appeal, offering waterside dining, sailing facilities and a range of independent retailers closely associated with the Broads lifestyle.

For families, educational provision is available within the village through Ludham Primary School and Nursery, which serves the local community and provides education for younger children. Secondary schooling options are available in the surrounding area, including Stalham and Hoveton, with a number of independent schools also accessible in Norwich.

Road links provide straightforward access to Wroxham, Great Yarmouth and Norwich, the latter offering an extensive range of shopping, cultural and employment opportunities, together with mainline rail services to London Liverpool Street and Cambridge. Local bus services connect neighbouring villages and market towns, supporting day-to-day travel throughout the region.

One of Ludham's defining attractions is its proximity to the Norfolk Broads National Park. Residents enjoy easy access to rivers, open water, sailing routes, walking trails and wildlife-rich landscapes, with Ludham Bridge, How Hill Nature Reserve, Horsey Mere and the coastline at Sea Palling all













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Upon entering the property, you are welcomed into a bright and airy entrance hall that immediately sets the tone for the rest of the home. A conveniently placed WC adds further practicality, proving particularly useful for visiting guests and everyday family life.

The reception accommodation has been designed with both comfort and versatility in mind. The spacious living room offers an inviting environment for relaxation while also providing ample space for entertaining family and friends. Flooded with natural light, the room creates a pleasant and comfortable atmosphere throughout the day, with a layout that can easily accommodate a variety of furnishings. The open-plan arrangement enhances the sense of space and connectivity, making the ground floor particularly well suited to contemporary living.

Forming the heart of the home, the kitchen and dining area has been thoughtfully designed to maximise both functionality and style. Fitted with a range of cabinetry, the kitchen provides excellent storage alongside a selection of integrated appliances, including a double oven, induction hob and microwave. A sink and drainer unit has been conveniently positioned to serve the workspace, while the breakfast bar offers an informal setting for dining, socialising or enjoying a morning coffee.

Further enhancing the ground-floor accommodation, internal sliding doors lead seamlessly into a light-filled conservatory. This additional reception space extends the versatility of the home and provides an excellent setting for relaxing, entertaining or enjoying views across the garden throughout the changing seasons. The generous glazing allows natural light to pour into the room, creating a bright and enjoyable living environment.

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The first floor continues to impress with well-planned accommodation arranged around a central landing. The property benefits from three well-proportioned bedrooms, each offering flexibility for growing families, visiting guests, home working or investment purposes.

The principal bedroom is particularly appealing, featuring built-in wardrobes and additional storage solutions that help maintain a clean and uncluttered aesthetic. The remaining bedrooms are equally versatile and enjoy pleasant natural light, making them suitable for occupants of all ages.

Serving the bedrooms is a contemporary family bathroom, fitted with a stylish three-piece suite. Well presented and practical, the bathroom also benefits from useful built-in storage, ensuring everyday essentials can be neatly organised while preserving the room's streamlined appearance.

Outside, the home continues to deliver excellent functionality. The private rear garden has been designed for ease of maintenance and provides an attractive outdoor space that can be enjoyed throughout the year. Predominantly paved, the garden offers ample room for outdoor seating and entertaining, while a decked terrace creates an ideal area for al fresco dining. It also offers convenient side access leads directly into the garage, enhancing practicality.

To the rear of the property, off-road parking provides valuable convenience for residents and visitors. In addition, a single detached garage offers secure storage or workshop space, further increasing the property's appeal.

Agent's Note

This property will be sold freehold.

Electric air source heat pump.

Connected to mains water, electricity and drainage.

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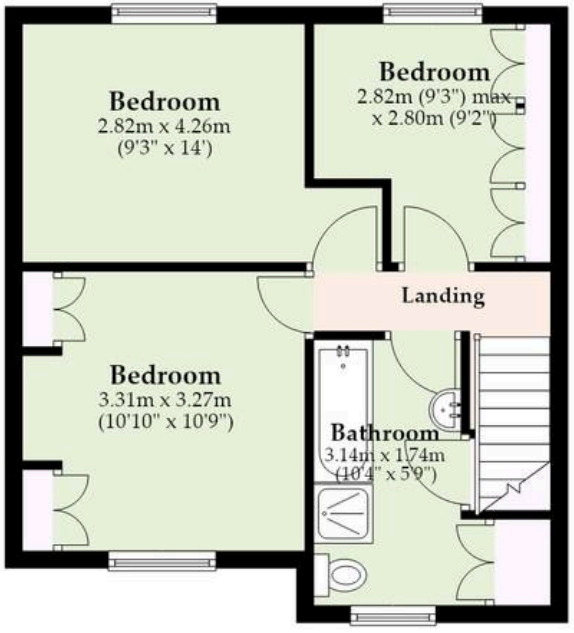
Ground Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Garage

Approx. 12.4 sq. metres (133.7 sq. feet)



Total area: approx. 102.5 sq. metres (1102.9 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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