

26 Broad Reaches, Ludham

Minors & Brady

26 Broad Reaches

Ludham, Great Yarmouth

Set within the sought-after Broadland village of Ludham, this versatile single-storey detached bungalow sits on a generous plot backing directly onto unspoilt open field views. Presented in comfortable, move-straight-in condition while offering clear scope for cosmetic modernisation in areas should a buyer wish to add their own stamp, the property features well-proportioned rooms throughout, off-road parking, and an attached garage. With flexible bedroom and reception space, two washrooms, and a large rear garden enjoying countryside views, this home represents an appealing opportunity in a well-served Norfolk village.

- Versatile single-storey detached bungalow situated in the sought-after Broadland village of Ludham
- Generous rear garden plot backing directly onto unspoilt open field views with a patio seating area and mature tree
- Presented in comfortable, move-straight-in condition with clear scope for cosmetic modernisation if desired
- Spacious lounge/diner measuring over 18 feet across with a feature fireplace and room for seating and dining
- Practical fitted kitchen positioned off the hallway with cabinetry, work surfaces, and space for appliances
- Two well-proportioned double bedrooms, including built-in wardrobe storage to the second bedroom
- Additional rear reception/bedroom stretching over 12 feet wide with direct garden access and open countryside views
- Two convenient washrooms
- Off-road driveway parking leading to an attached single garage with internal hallway access

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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.

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The property is entered via a central hallway, which connects the main living areas, bedrooms, and washrooms, as well as providing internal access into the attached garage. Positioned to the front of the bungalow is a spacious lounge/diner measuring over 18 feet across, offering generous room for both seating and dining furniture alongside a feature fireplace. Directly adjoining is the kitchen, fitted with a practical arrangement of cabinets, work surfaces, a sink, and space for appliances, with a window to the side aspect.

Moving through the inner section of the hallway, there are two well-proportioned washrooms: a shower room fitted with a shower enclosure, wash basin, and WC, and a separate, larger wet room providing a shower area, wash basin, and WC. Both are functional and ready for immediate use, with scope to update to modern tastes if desired.

Towards the rear sit two good-sized double bedrooms. Bedroom 1 offers comfortable proportions, while Bedroom 2 includes built-in wardrobe storage and leads directly through into an additional rear reception/bedroom.

Spanning over 12 feet in width, this versatile rear room features windows and direct garden access, framing unspoilt views across the rear garden and open fields beyond, making it ideal as a garden room, sitting area, or third bedroom/study.

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Outside, the property sits behind off-road parking leading up to the attached single garage, which provides secure parking, storage, or workshop potential. To the rear lies a substantial garden plot predominantly laid to lawn, complemented by a patio seating area and a mature, large tree positioned towards the bottom of the garden, all backing onto open countryside with unspoilt field views.

Agent's Note

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

Please note that this property has been instructed via a third-party company, so the information currently available to us is limited. Should you have any specific questions, please get in touch and we will be happy to enquire on your behalf.

Some images in this listing have been digitally staged using AI to illustrate potential furnishing and layout options; we recommend viewing the property in person to appreciate the space.

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Ground Floor

Approx. 87.7 sq. metres (944.4 sq. feet)
(excluding Garage)



Total area: approx. 87.7 sq. metres (944.4 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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Branch Manager



Meet *Sarah*
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Meet *Jamie*
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Minors & Brady

Your home, our market

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