

Arnolds | Keys



14 Grange Close, Ludham, Ludham, NR29 5PZ

Offers In Excess Of £350,000

- NO ONWARDS CHAIN
- TWO RECEPTION ROOMS
- DESIRABLE BROADLAND LOCATION
- FOUR BEDROOM DETACHED PROPERTY
- AMPLE OFF ROAD PARKING AND DOUBLE GARAGE
- SPACIOUS AND BRIGHT ACCOMMODATION

14 Grange Close, Ludham NR29 5PZ

**** NO ONWARDS CHAIN **** A spacious four bedroom detached property situated in the idyllic Broadland Village of Ludham within a quiet cul-de-sac. Boasting ample off road parking, double garage and bright accommodation throughout, this property offers a perfect opportunity for those seeking a comfortable and spacious living space in a beautiful setting.

 4  1  2  E

Council Tax Band: E



DESCRIPTION

This fantastic home is positioned in the heart of the Broads within a quiet cul-de-sac in the picturesque village of Ludham, where local amenities are within walking distance. With four bedrooms and two reception rooms, there is ample room for a growing family or for hosting guests. The property also boasts a utility room, dual aspect kitchen/breakfast room, ground floor cloakroom and family bathroom. The property features front and rear gardens, whilst the detached nature of the chalet provides additional privacy and a peaceful atmosphere. A driveway leading down the side of the home allows for ample parking and access to the double garage.

INTERNAL ACCOMMODATION

UTILITY ROOM

UPVC double glazed door to side entrance, double glazed window to front aspect, space and plumbing for a washing machine with worktop over, built in storage units, door to;

KITCHEN

A dual aspect room with double glazed window to rear and side elevations, a range of wall and base units with worktop over housing inset stainless steel sink with drainer, space and plumbing for a dishwasher, space for a free standing fridge/freezer, electric double oven with hob over, breakfast bar, single glazed serving hatch into dining room.

HALLWAY

UPVC door to front entrance, radiator, carpet flooring, stairs to first floor.

CLOAKROOM

Double glazed window to front with obscured glass, wash hand basin, WC, radiator, vinyl flooring.

LIVING ROOM

Another dual aspect room with double glazed window to the front and rear elevations, fire place with stone tile surround, two radiators, carpet flooring.

DINING ROOM

Double glazed sliding patio doors to the rear garden, radiator, carpet flooring.

FIRST FLOOR LANDING

Airing cupboard, carpet flooring, doors to all rooms;

BEDROOM FOUR

Double glazed window to front, carpet flooring, radiator.

BEDROOM THREE

Double glazed window to rear, carpet flooring, radiator.

BEDROOM TWO

Double glazed window to rear, built in wardrobe, carpet flooring, radiator.

BEDROOM ONE

Double glazed window to rear, double built in wardrobe with mirrored sliding doors, carpet flooring, radiator.

BATHROOM

Double glazed window to front with obscured glass. Fitted with a three piece suite comprising bath with wall mounted electric shower over, WC, pedestal basin, radiator.

EXTERNAL

To the front of the property the garden is laid to lawn and lined with hedging to add a degree of privacy from the front. There is a large shingle driveway to the side of the property allowing access to the double garage at the rear for further parking. The rear garden features a patio seating area, the rest is laid to lawn with a range of shrubs and mature trees.

AGENTS NOTES

This property is Freehold.

Mains drainage and electricity connected.

Oil fired central heating.

Council tax band: E.

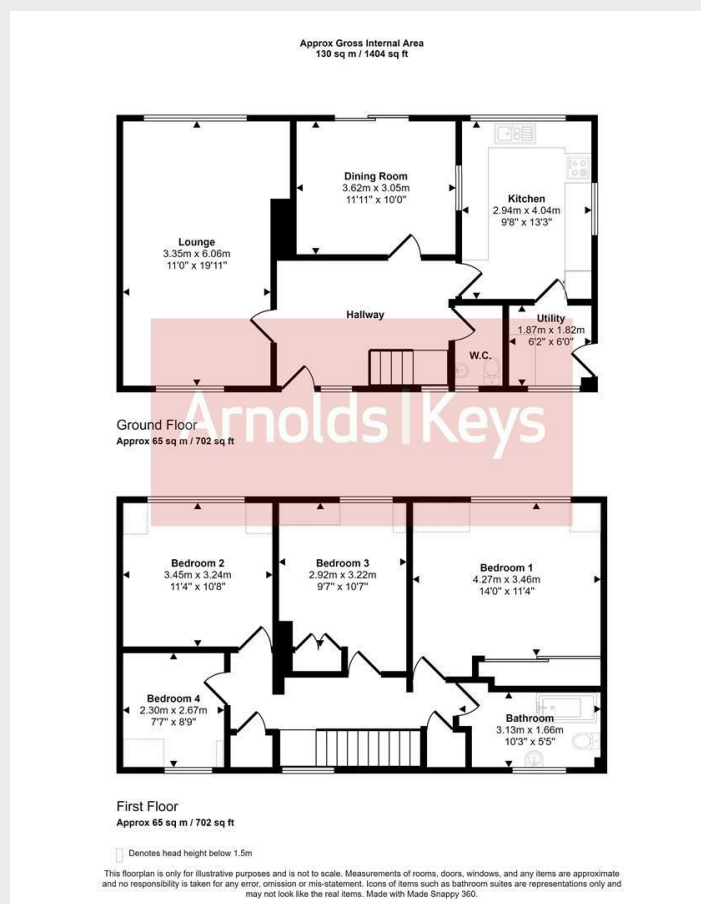


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.