

Arnolds | Keys



3 Manships, School Road, Ludham, NR29 5QP

Guide Price £325,000

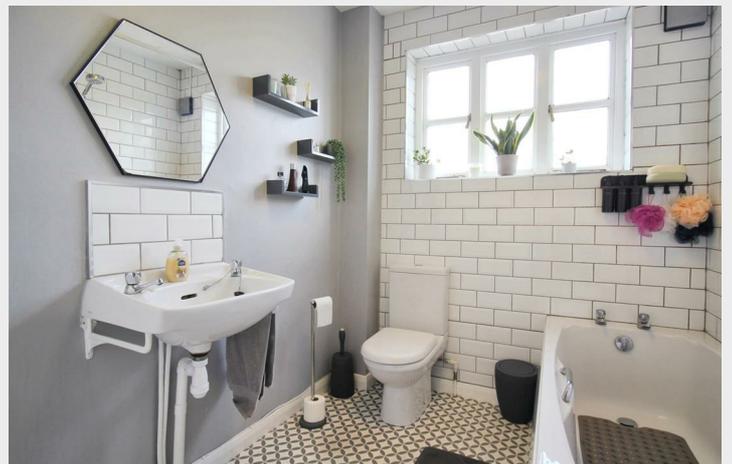
- IDYLIC BROADLAND LOCATION
- HOME OFFICE
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING
- THREE BEDROOM COTTAGE
- SPACIOUS KITCHEN/DINER
- GARAGE
- NO ONWARD CHAIN

School Road, Ludham NR29 5QP

NO ONWARD CHAIN Ideally located within the picturesque Broadland village of Ludham, this deceptively spacious cottage offers well presented, bright accommodation with off road parking, garage and a beautiful mature rear garden.



Council Tax Band: B



DESCRIPTION

Tucked away within the idyllic village of Ludham, this deceptively spacious cottage offers a perfect countryside retreat, close to the Norfolk Broads and local amenities. The property boasts a mature, landscaped garden which has access to the off road parking and single garage.

Internally the property offers well presented accommodation to include an entrance hall, home office/utility area, ground floor cloakroom, kitchen diner and living room with patio doors to the rear garden. To the first floor there are three bedrooms and a family bathroom.

ENTRANCE HALL

Timber framed door to front, vinyl flooring, radiator.

UTILITY ROOM/HOME OFFICE

Double glazed window to front aspect, vinyl flooring, wall and base units, radiator.

CLOAKROOM

Window to side aspect, WC, vanity unit with inset wash hand basin, heated towel rail, vinyl flooring .

KITCHEN DINER

Double glazed window to front aspect, fitted with a range of wall and base units with work surface over, inset stainless steel sink and drainer, space for a electric oven with cooker hood over, space and plumbing for a washing machine and dishwasher. Space for free standing fridge freezer, radiator, vinyl flooring.

LIVING ROOM

Double glazed window to rear, timber framed door to rear, carpet flooring, built in cupboard, electric fireplace, radiator. Stairs to first floor.

FIRST FLOOR LANDING

Carpet, radiator, airing cupboard.

BATHROOM

Double glazed window to front aspect, fitted with a three piece suite comprising bath with mains connected shower over, WC, wash hand basin, built in cupboard, vinyl flooring, radiator.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet flooring, radiator, two double built in wardrobes with sliding doors.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

EXTERNAL

To the front the property is accessed via a shared driveway with parking available, the driveway leads round to the single garage. The property to the front is accessed via a low level timber gate with pathway to the front door. To the rear the property boasts a well kept mature garden which is mainly laid to lawn with a patio seating area, hedging to the side and raised flower beds. There is also access to the garage which has power and lighting.

AGENTS NOTES

This property is Freehold.

Council tax band: B (North Norfolk)

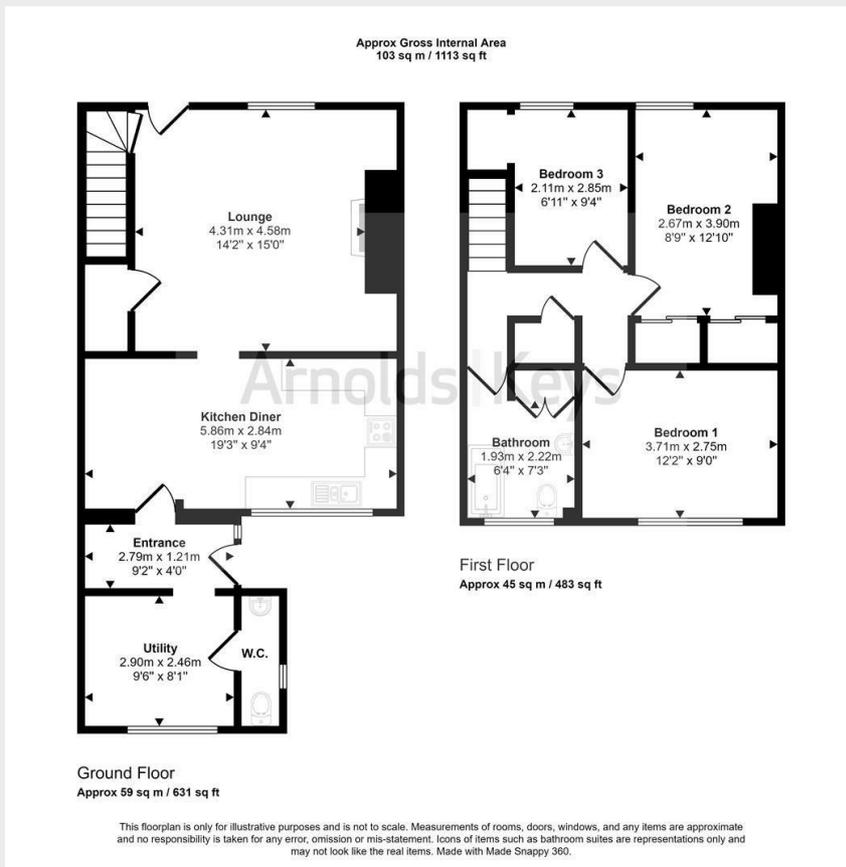


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(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 are 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.

