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## 11 Broad Reaches, Ludham, Norfolk, NR29 5PD

A spacious and beautifully presented detached bungalow, perfectly suited to family life or those seeking single-storey living with ample space for home working and visiting guests.

Situated in the highly sought-after Broadland village of Ludham, the property enjoys easy access to a range of local amenities including a doctor's surgery, village stores, public house, florist, restaurants, primary school, and nursery. Further facilities, supermarkets, and schooling for all ages can be found in the nearby villages of Stalham and Wroxham.

Set back from the road, the home is approached via a hard-standing driveway providing generous off-road parking and access to a front lawn garden and garage. To the rear, a broad sun terrace leads onto a neatly maintained lawn garden bordered by mature shrubs and trees. A timber storage shed, greenhouse, and pergola with paved seating create a wonderful setting for alfresco dining and outdoor entertaining.

Internally, the bungalow offers light-filled, versatile accommodation throughout. An enclosed porch opens into a welcoming hallway with access to a comfortable family lounge and adjoining modern kitchen/dining room. There is a contemporary shower room and five bedrooms, with the fourth bedroom featuring double doors opening into a garden room, currently used as a home office, offering excellent flexibility.

The property's appeal is further enhanced by its superb location, less than eight miles from the stunning Norfolk coastline and approximately sixteen miles from the historic city of Norwich, which offers extensive shopping, dining, cultural attractions, a mainline railway station, university, the Norfolk and Norwich University Hospital, and a wealth of heritage.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



5 Bedrooms



Tax Band D

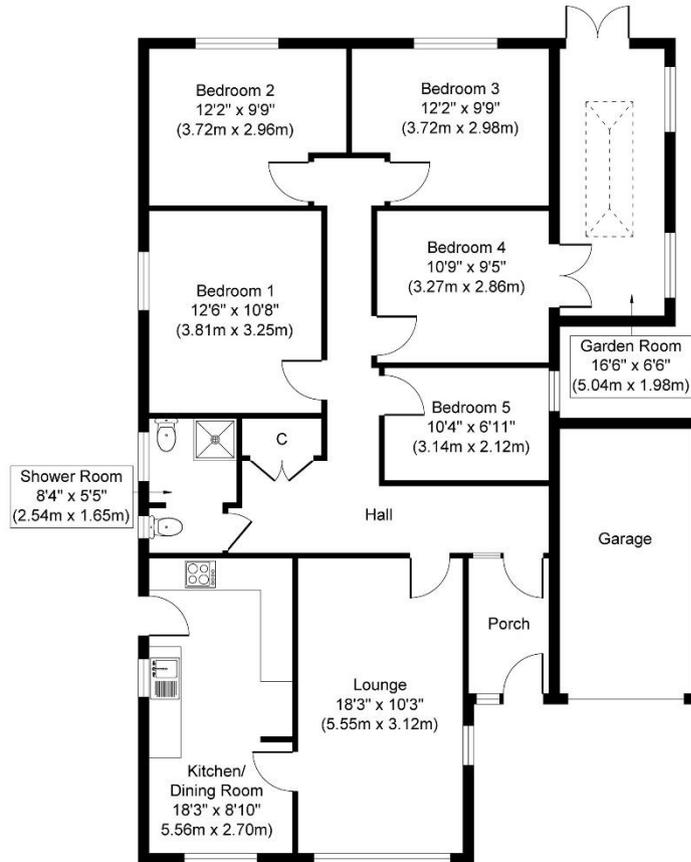


Off-Road  
Parking



Garage





**Approximate Floor Area**  
**1297 sq. ft**  
**(120.49 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

## Stobart & Hurrell

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