

Aldreds
Estate Agents



6 Johnson Street, Ludham, NR29 5NZ

£210,000



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£210,000

6 Johnson Street

Ludham, NR29 5NZ

- Delightful Norfolk Cottage
- Many Character Features
- Oil Central Heating
- Generous Garden with Views Beyond
- Ideal Permanent Residence or Holiday Home/Let
- Two Bedrooms
- Inglenook Fireplace with Woodburning Stove
- Off Road Parking
- Sought After Broadland Location
- Offered with No Onward Chain

Aldreds are delighted to offer this characterful mid terraced, two bedroom cottage, situated in the sought after Broadland village of Ludham. This attractive property has many character features including exposed beams and an Inglenook fireplace with wood burning stove. A particular feature of the property is the off road parking space and generous rear garden with attractive views beyond. The accommodation offered includes a lounge, kitchen, bathroom and two first floor double bedrooms. Offered with no onward chain, Internal viewing is highly recommended to appreciate this characterful Norfolk cottage which would make an ideal permanent residence or holiday home/let.



Lounge 13'3" x 11'11" (4.05m x 3.64m)

uPVC entrance door, window to front aspect, exposed ceiling beams, radiator, power points, telephone point, thermostat, cupboard with power points, television point, superb brick built Inglenook fireplace with wood burning stove on a pamment tiled hearth, door giving access to stairs to first floor landing, door leading to;

Kitchen 8'10" x 8'9" (2.7m x 2.67m)

Part glazed stable style door to rear, rear facing window, pamment tiled floor, a range of fitted kitchen units with rolled edge work surface, ceramic butler sink with mixer tap, plumbing for washing machine, integrated electric oven and ceramic hob, extractor over, tiled splash back, wall mounted oil fired boiler for hot water and central heating, door giving access to;





Bathroom 8'10" x 5'2" (2.7m x 1.6m)

Rear facing obscure glazed window, tiled flooring, part panelled walls, low level w.c., hand wash basin within fitted vanity unit, radiator, free standing roll top bath.

First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, radiator, doors leading off;

Bedroom 1 14'6" x 9'5" (4.42m x 2.89m)

Two rear facing windows allowing an attractive view across gardens and open marshland, alcove shelving, built-in cupboard and fitted drawers under, loft access, power points, television point, radiator, exposed beams.

Bedroom 2 13'1" x 9'1" reducing to 7'6" (4m x 2.79m reducing to 2.3m)

Window to front aspect, built-in wardrobe, radiator, power points, exposed beams.

Directions

Proceeding out of Ludham on the Norwich Road, continue as the road runs into Johnson Street, where the property can be found on the right hand side, before reaching Ludham Bridge.



Outside

The property offers a small shingled garden to the front with paved pathway to front entrance, vehicular access is via a shared access to the left hand side of the terrace leading to a parking space with access then onto the garden, which is bisected with rights of way for neighbouring properties. The rear garden is of a generous size and mainly laid to lawn, with a well stocked variety of shrubbery and planting to borders, with timber garden shed.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: A.

Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

Location

Ludham is an attractive Broadland Village with a public staithe with river connections on the River Thurne via Womack Water and the River Ant at Ludham Bridge. Facilities include boatyards, Post Office/General Stores, Butchers, Florists, Ford Dealership and garage, two Public Houses and a First School. The village is situated approximately 13 miles from Great Yarmouth and 15 miles from Norwich.

Reference

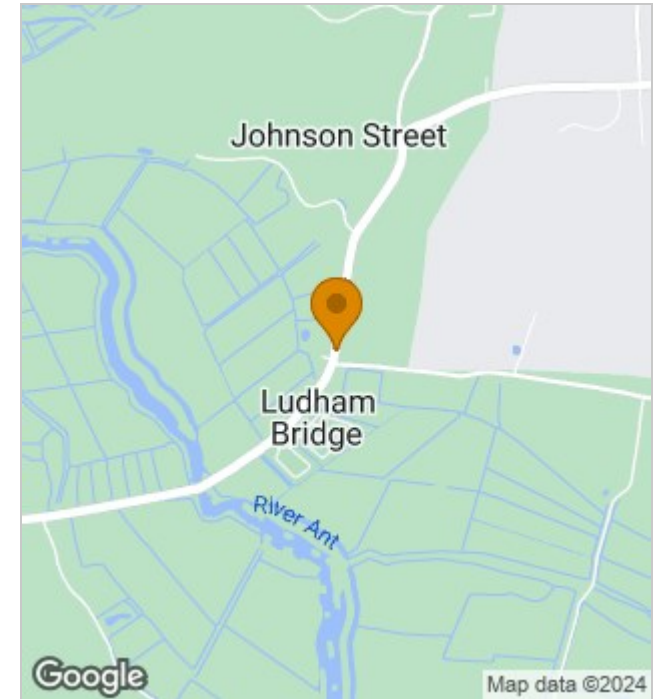
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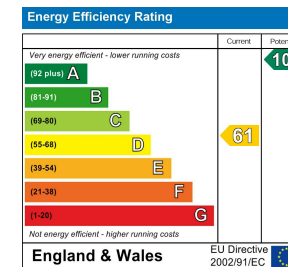
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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