

**Aldreds**  
Estate Agents



7 Womack Residences Horsefen Road, Ludham, NR29 5QG

£180,000

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# 7 Womack Residences Horsefen Road

Ludham, Great Yarmouth, NR29 5QG

- Two Bedroom Mid Terrace House
- Close to Womack Staithe
- Communal Grounds & Parking
- Well Presented Throughout
- Ideal Holiday Main Residence or Holiday Home/Let
- Attractive Red Brick Former Maltings Building
- Electric Central Heating
- Courtyard Garden with Lovely Outlook
- Wonderful Broadland Location
- No Onward Chain!

Aldreds are delighted to offer this two bedroom mid terraced house situated in a sought after position close to Womack Water in the popular Broadland village of Ludham. This well appointed property would ideally serve as either a permanent residence or holiday home/let. Accommodation including a lounge/diner, kitchen, two bedrooms and first floor bathroom. The property offers electric central heating, sealed unit double glazed windows, communal lawned grounds, parking. Offered with no onward chain. Internal viewing is highly recommended to appreciate.



## Lounge/Diner 18'6" x 9'0" (5.64m x 2.76m)

Glazed French entrance doors with windows to either side, two radiator, power points, television point, smoke detector, inset ceiling lighting, stairs rising to first floor, open plan access to;

## Kitchen 7'2" x 6'0" (2.2m x 1.83m)

Window to rear aspect, a range of modern fitted kitchen units with rolled edge work surface, tiled splash back, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, plinth heater, slimline dishwasher and fridge, pantry cupboard which is shelved with power and housing electric Heatrae Sadia boiler for heating.

## First Floor Landing

Inset ceiling lighting, smoke detector, loft access, power points, doors leading off;





### Bedroom 1 9'2" x 7'11" (2.8m x 2.43m)

Front facing window taking in a wonderful view across communal lawned grounds to paddocks and farmland beyond, cupboard, exposed ceiling beams, power point, radiator.

### Bedroom 2 9'0" x 5'11" (2.75m x 1.82m)

Window to rear aspect, part vaulted ceiling with exposed beams, radiator, power points.

### Bathroom

Part panelled walls, white suite comprising of panelled bath with tiled surround, shower over with shower screen, hand wash basin, low level w.c., ventilation, inset ceiling lighting, shavers point.

### Directions

Arriving in the centre of the village on the Catfeld Road, turn left the 'S' bend with Norwich Road and next right into Horsefen Road. Continue, before turning left into the communal carpark, just before the property on the left hand side.



## Outside

The property forms part of this lovely Broadland building conversion with communal parking area with allocated space, communal lawned grounds with mature tree planting and shrubbery to borders creating a lovely immediate surrounding, offering a courtyard style front garden enclosed with fencing and timber picket style gate, timber store and external lighting. Pedestrian access to the far end of the development leads back onto Horsefen Road and directly opposite Womack Staithe, Womack water on the River Thurne.

## Tenure

Freehold. Communal Womack Residences Maintenance Charges: Annual charge from April 2025 was £300. This is reviewed annually at an AGM.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: 'A'

## Location

Ludham is an attractive Broadland Village with a public staithe and river connections to the Northern Broads via Womack Water on the River Thurne and the famous Broadland landmark of How Hill on the River Ant. Facilities in the village include a Post Office/General Stores, Butchers, Florists, Ford Dealership/Garage, two Public Houses and a First School. The village is situated approximately 13 miles from Great Yarmouth, 15 miles from the Fine City of Norwich and approximately 6 miles from the coast.

## Contents

Some furniture, fixtures and fittings may be available by separate negotiation.

## Reference

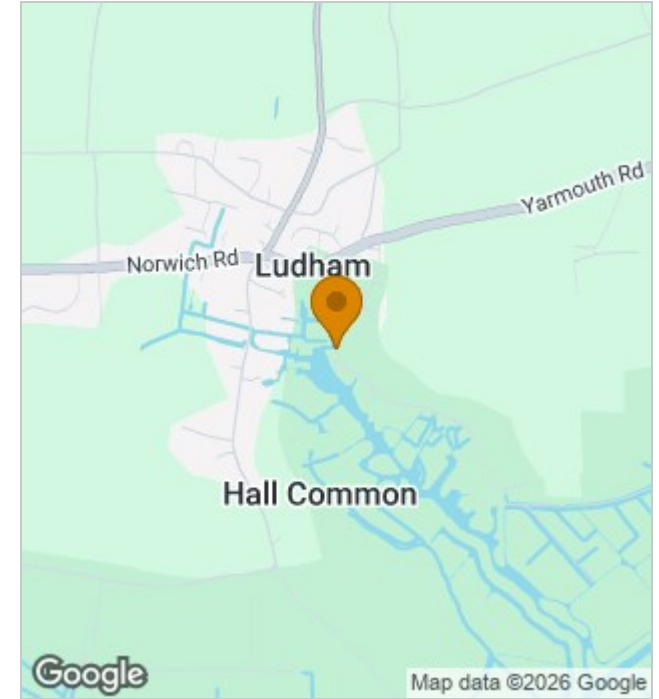
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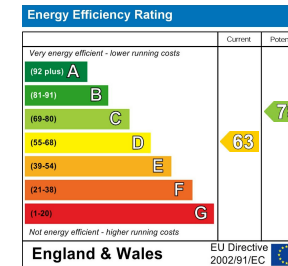
## Floor Plans



## 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.

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