

Aldreds
Estate Agents



Seago Close
Ludham, NR29 5QS

POA



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We are delighted to be marketing this exclusive development of twelve similar bungalows of a high specification, located in the sought after Broadland village of Ludham. With all early plot releases now sold stc, this fantastic development continues to prove very popular with more plot releases on the way soon.

There will be ten detached bungalows and two semi detached bungalows also coming soon, all finished to an excellent standard with flooring included and all featuring underfloor heating via an air source heat pump, PV solar panels, and wonderful kitchen/dining spaces with high quality appliances and Quartz worktops.

All plots will offer spacious, tarmaced driveway parking and all the detached homes will offer double garages. Early enquiries for future plots are strongly recommended.

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Specification

Finished to a high standard throughout, the specification will include:

- Air Source Heat Pump, underfloor heating
- PV solar panels
- EV charging
- PIR alarm
- Anthracite uPVC windows
- Coloured composite entrance door and aluminium bi-folding doors
- High quality fitted kitchen and integrated appliances with Quartz worksurfaces

Services

Mains water, electric & Drainage





Council Tax

North Norfolk District Council. Band to be confirmed on completion of build.

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.

Please note

Provision for covenants will be made in the conveyance of this property to restrict new owners from keeping caravans, boats & motorhomes on the driveway to the front of the property, no fencing or sheds in front gardens in line with planning requirements as per a landscape plan and security lights on movement sensors to the front street aspect.

Build Warranty

The property will benefit from an ICW 10 year building warranty

Internal Photographs

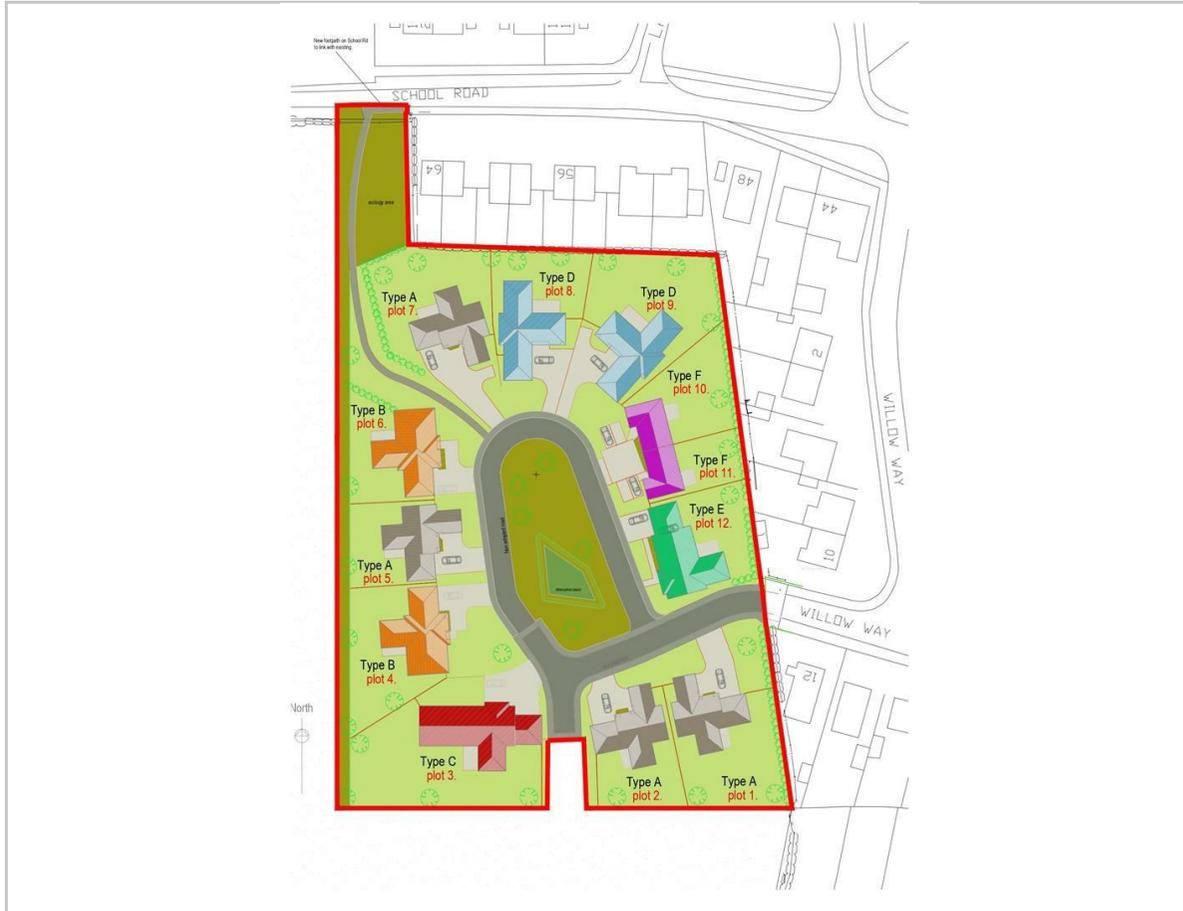
All photographs shown are of Plot 1 & 2 for example only.

Specification & Measurements

All measurements are scaled from plans and should be used as an approximate guide only. Specification is subject to change and alteration during the course of construction without notice prospective purchasers should satisfy themselves as to the agreed specification prior to purchase.



Floor Plan



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

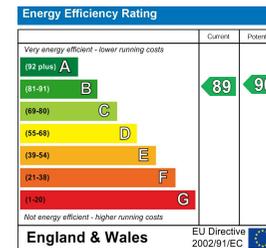
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



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