



HORSEFEN ROAD, LUDHAM  
£325,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







## HORSEFEN ROAD, LUDHAM, NORFOLK NR29 5QG

- Freehold riverside bungalow
- Sought after location with stunning panoramic views out over Womack Water
- Private parking for two cars
- Side on mooring with new quay heading in 2021 measuring approx 29'6"
- 120ft south west facing rear garden
- Within walking distance from a range of amenities
- Perfect holiday let/second home
- No onward chain
- Contents available by separate negotiation

An incredibly rare opportunity to acquire a detached freehold timber bungalow set on the banks of Womack Water offering beautiful panoramic views, a private mooring and off road parking.

Maintained to a high standard by the current owners who had the quay heading and decking replaced in 2021, all new concrete block supports added to the underneath of the building in late 2023 and the outside painted earlier this year.

Set back and completely unseen from the road with private parking for two cars and a south west facing rear garden that extends to approximately 120ft, running down to the water's edge and the quay headed side on mooring which measures approximately 29'6" and has shore power supplied.

The accommodation consists of an entrance hall, open plan dual aspect living room/kitchen leading out onto a raised composite sun deck, two double bedrooms, both with views out over the water and a contemporary shower room.

Features include UPVC sealed unit double glazing throughout, mains services and a hugely sought after location set in one of the Broads most highly regarded villages within walking distance of a village store and Post Office, butchers, petrol station, pub, church and doctors surgery.

Womack Water is a picturesque body of water just off the River Thurne at the very heart of the Broads, less than four miles from Horning and approximately 7 miles from Wroxham.

Ideal as a perfectly placed second home or holiday let. Overnight use is not permitted between January 9th - March 19th. Early viewing is recommended.



## ACCOMMODATION

### Entrance Hall

UPVC front door, coved ceiling, loft access, built in cupboard.

### Living Room: 14'9" x 11'10" (17'11" max)

Open plan reception room with sliding patio doors leading out to the garden with a raised composite sun deck and impressive views out over the water. The kitchen area includes a range of wall and floor mounted units with sink unit and drainer. Electric cooker point, tiled splash backs, coved ceiling and a window to front aspect. The kitchen socket also has two USB points.

### Bedroom 1: 9'5" x 9'5"

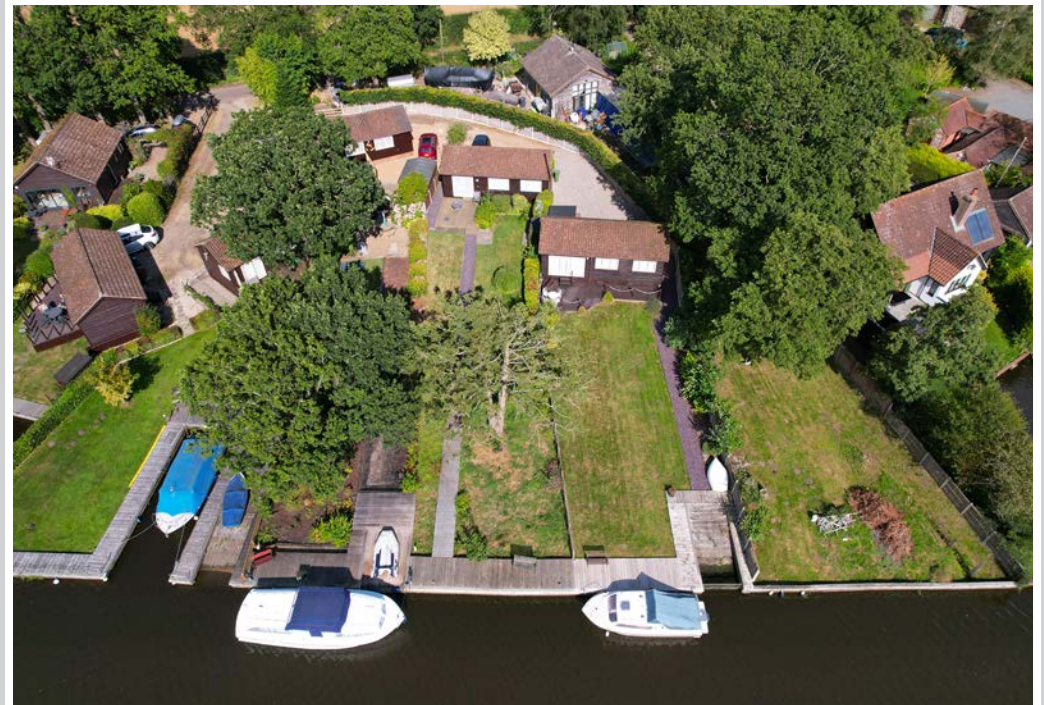
Window to rear with views out over Womack Water, wall lights, coved ceiling.

### Bedroom 2: 9'5" x 9'3"

Window to rear with views out over the garden, mooring and water beyond. Wall lights, coved ceiling.

### Shower Room

Low level w/c, hand basin, shower cubicle, shaver point, coved ceiling, window to front aspect. Heated towel rail.







## OUTSIDE

The property is approached via a gravelled parking area suitable for 2 cars with mature shrubs, external lighting and access to the side.

The rear garden is south west facing with stunning views out over the water.

A raised composite sun deck provides the perfect vantage point with a slate chipped pathway running down to the water's edge.

The garden is laid mainly to lawn with a variety of mature trees and shrubs.

The mooring measures approximately 29'6" with shore power provided.

## LOCATION

Ludham is a sought after Broadland village with a variety of local amenities including a general store/Post Office, butchers, doctors surgery and garage. It is only 7 miles from Wroxham.

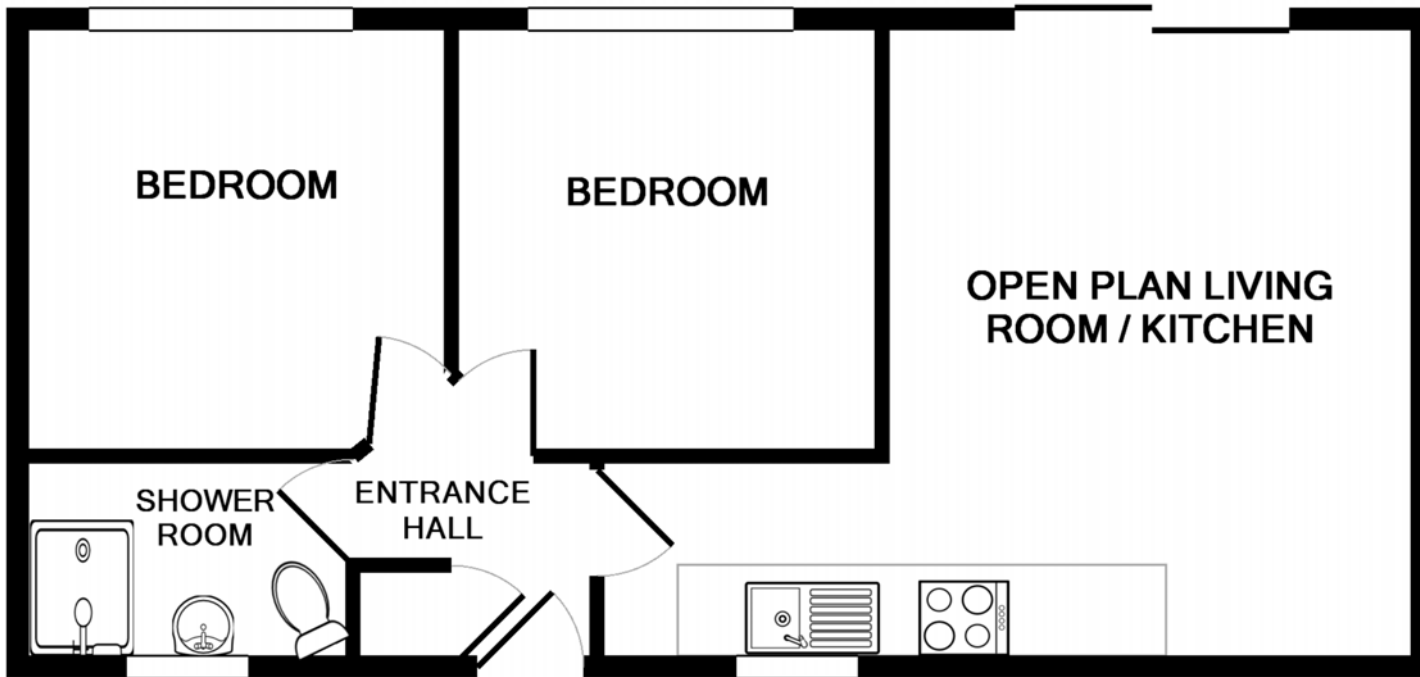
## ADDITIONAL INFORMATION

Freehold

Mains electricity, water and drainage


Occupancy restriction – no overnight use between January 9th – March 19th





TOTAL APPROX. FLOOR AREA 426 SQ.FT. (39.5 SQ.M.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





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