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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Mill Croft, Ludham Bridge, Ludham, Norfolk, NR29 5NX

Set in an idyllic location along the river Ant is this beautifully presented, ready to move into bungalow, ideal as a main residence, escape to the country or investment opportunity. The property benefits from easy access to local amenities that include a general store, a bakery, village public house and a café. Additional amenities, including riverside eateries, post office and Doctors surgery, can be found in the neighbouring villages of Ludham and Horning.

Set on a secluded plot, the property is approached through a gated entrance onto a shingle driveway providing ample off-road parking. The bungalow is surrounded by neatly maintained lawn gardens and mature shrubs and enjoys distant field views. Located just metres away from the river Ant, ideal for a boating adventure, fishing, birdwatching or strolling along the walkways, it is easily accessed via a wooden bridge, directly from the garden.

Beautifully presented throughout and with no onward chain, the property enters at the side into an entrance hallway where a door leads into the bath and shower room. The property benefits from an open plan lounge, kitchen and dining room, providing the perfect space for socialising with friends and family. There are three bedrooms and sliding doors from the lounge lead out to a decked terrace and alfresco dining.

Mill Croft is further complimented in its proximity, of less than ten miles to the beautiful Norfolk coastline and fourteen to Norwich city centre with its excellent shopping, restaurants, University, the Norfolk and Norwich Hospital and extensive historical interest.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band

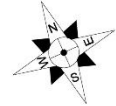
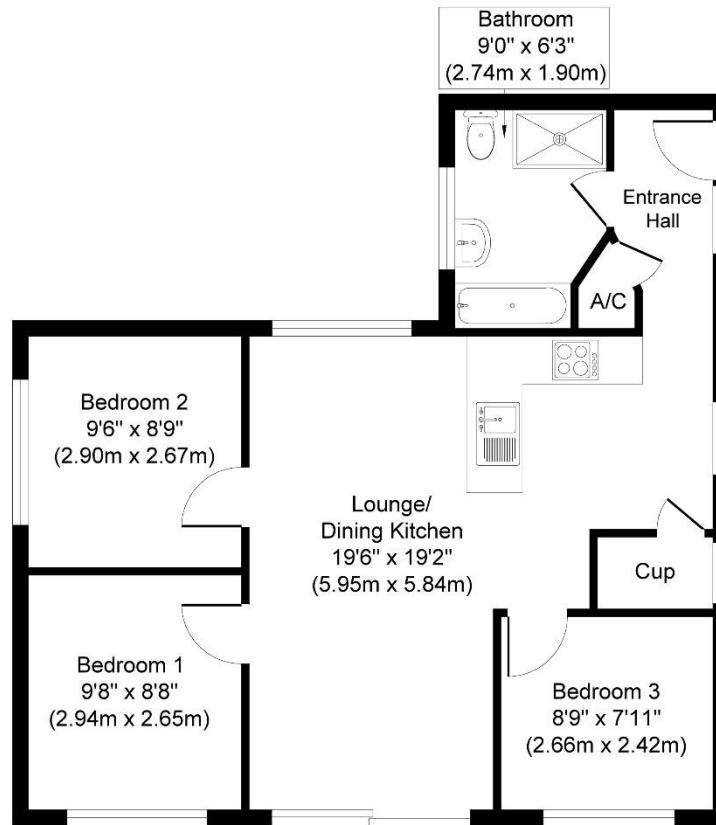


Off-Road
Parking



No
Garage





Approximate Floor Area
648 sq. ft
(60.22 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		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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