

SALES & LETTINGS

STOBART
& HURRELL



STOBART
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER





**STOBART
& HURRELL**

The Haven, Norwich Road, Ludham, Norfolk, NR29 5QD

The Haven is a detached bungalow with a generous amount of accommodation ideal for a growing family, a retired couple seeking single storey living with room for visiting friends and family or the possibility of a holiday let business. Located between the sought after villages of Ludham and Horning with easy access to the local amenities that include a primary school, village shop, riverside restaurants and public houses and a doctors' surgery.

Set back from the road, the property is approached over a generous front garden where there is ample off-road parking and access to storage shed. To the rear, an area of decking, ideal for alfresco dining, extends away to a neatly maintained lawn garden with distant field views.





STOBART
& HURRELL

- FIVE BEDROOMS
- DETACHED BUNGALOW
- OPEN PLAN KITCHEN DINER

- OFF-ROAD PARKING & STORAGE
- WELL- PRESENTED THROUGHOUT
- EASY ACCESS TO LOCAL AMENITIES

- SPACIOUS, VERSATILE ACCOMMODATION
- GENEROUS REAR GARDEN WITH FIELD VIEWS
- LESS THAN TEN MILES TO COASTLINE & FOURTEEN TO NORWICH

Well-presented throughout, The Haven enters into an enclosed porch and through to a separate sitting room and a contemporary open plan kitchen dining room with an adjoining lounge where double doors overlook and open out to the rear garden. From the lounge a door leads to a shower room, W.C and two bedrooms, whilst an inner hallway leads to a family bathroom and three further bedrooms, one with built in storage.

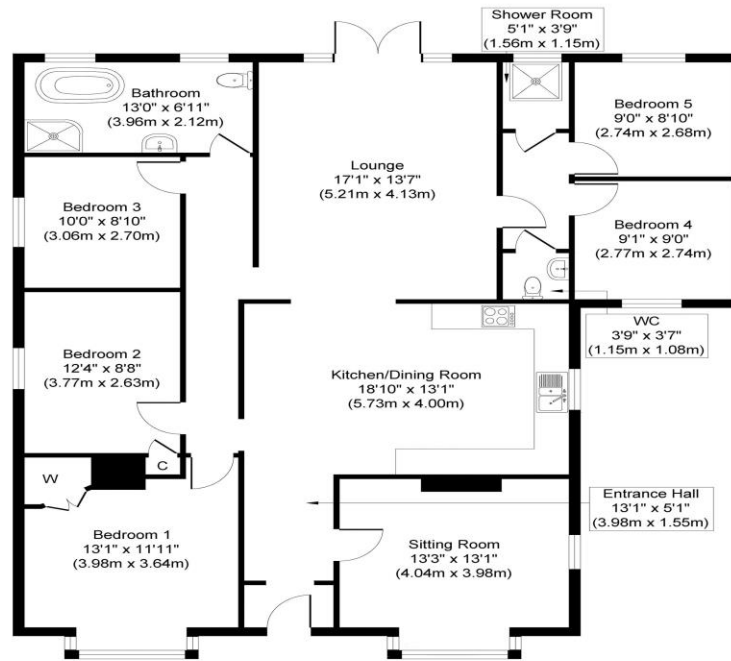
The Haven is further complimented in its proximity, of less than ten miles to the beautiful Norfolk coastline and fourteen to Norwich city centre with its excellent shopping, train station, restaurants, University, the Norfolk and Norwich Hospital and extensive historical interest.



And They Lived Happily Ever After



STOBART
& HURRELL



Approximate Floor Area
1531 sq. ft
(142.18 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		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	25 F	
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
 01603 782 782

