



Yarmouth Road, Broome - NR35 2NZ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Yarmouth Road

Broome, Bungay

This NEWLY BUILT ENERGY EFFICIENT FAMILY HOME is situated within a QUIET TUCKED AWAY LOCATION - offering BRIGHT and AIRY OPEN PLAN LIVING extending to approximately 1500 Sq ft (stms). The property has been designed by the current vendors and built within the past three years, and benefits from efficient UNDERFLOOR HEATING powered by an AIR SOURCE HEAT PUMP, sitting room with WOOD-BURNER, IMPRESSIVE OPEN PLAN SLEEK and MODERN KITCHEN/DINING ROOM measuring 23' as well as FOUR AMPLE BEDROOMS. The accommodation itself comprises an entrance door into the kitchen, separate utility room, cloakroom, and sitting room completing the ground floor. On the first floor you will find FOUR AMPLE BEDROOMS, one of which has an EN-SUITE and DRESSING AREA as well as the main family bathroom. Externally, there are wrap around gardens to the front and side, AMPLE PARKING in two parts, an INTEGRAL GARAGE and further timber built 21' garage.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Newly Built Family Home
- 1500 Sq Ft Internally (stms)
- Air Source Heating
- Open Plan Kitchen/Dining Room
- Sitting Room with Wood-burner
- Four Ample Bedrooms
- Two Bathrooms & Cloakroom
- Private Gardens, Parking & Integral Garage

The attractive village of Broome is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke' and local shops and primary schools in nearby Ellingham and Ditchingham and falls into the Hobart High School catchment area. Bungay lies 2 miles away, within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 minutes drive to the North and has a mainline train link to London Liverpool Street (1hr 54minutes). Diss provides another mainline link to London and is 19 miles distant. The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



SETTING THE SCENE

The property is approached via a shared shingled driveway owned by the property leading to the private brick weave pathway and driveway with space for 1 vehicle, this in turn leads to the main entrance door to the front. There is further off road parking and timber garage to the right of the property as well as lawned gardens on the other side of the shared driveway. You will find side access leading around the house to the right, access to the integral garage and gated access to the garden all from the front of the house.

THE GRAND TOUR

Entering the main entrance door to the front you will find a small porch entrance which is open plan to the dining room. The property benefits from underfloor heating throughout the ground floor with wood flooring in the dining area and kitchen. This first open plan room offers understairs storage and stairs to the first floor landing as well as double doors to the sitting room. The dining area is open plan to the kitchen which offers a range of cupboards, rolled edge worksurfaces, integrated dishwasher, electric oven and electric hob with extractor fan over as well as space for a fridge freezer. From the kitchen there is access to the utility to the rear. the utility provides further cupboard storage and space for white goods as well as access to the rear and to a useful w/c as well as internal access to the integral garage. The stunning sitting room measuring approximately 23' has double doors onto the garden, triple aspect and a feature woodburner. Heading up to the first floor landing you will find a large landing space with loft hatch access. The main bedroom can be found to the left and benefits from a walk through dressing area with his and hers wardrobes and an en-suite shower room. There are then three further double bedrooms off the landing as well as the family bathroom with shower over bath. The property benefits from uPVC double glazing and air source electric central heating with underfloor heating throughout the ground floor.

FIND US

Postcode : NR35 2NZ

What3Words : [///grain.website](http://grain.website).performed

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTE

The property owns the driveway from the roadside with right of access for neighbouring properties. The property benefits from electric Air Source Heating.



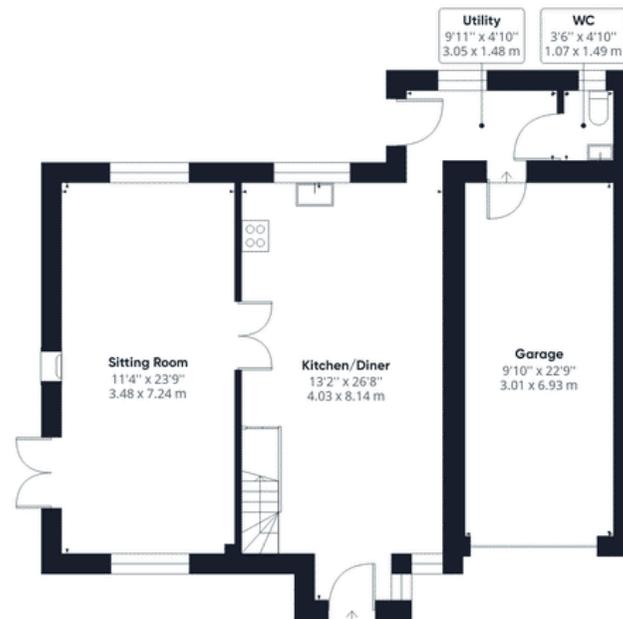




THE GREAT OUTDOORS

Outside the property boasts a well maintained wrap around gardens offering multiple seating areas with sleeper raised beds. A separate lawned area can be found opposite the property with parking for more than three cars and additional timber garage. The garden is enclosed with gated access from the front driveway. Accessed internally from the house or via the electric up and over door from the driveway you will find the spacious garage with power and lighting, water tank with under floor heating system.



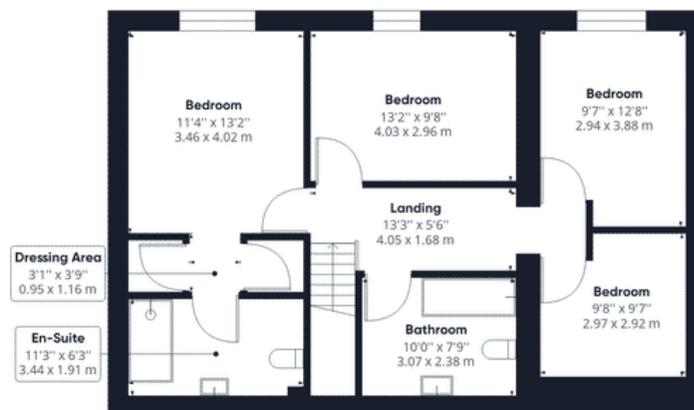


Ground Floor

Approximate total area⁽¹⁾

1669.76 ft²

155.13 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.