



Yarmouth Road, Broome - NR35 2NZ



Yarmouth Road

Broome, Bungay

This WELL PRESENTED FAMILY HOME occupying a GENEROUS PLOT within the village of BROOME, offers comfortable accommodation extending to approximately 1900 Sq ft (stms) - including a well fitted SELF CONTAINED ANNEXE, ideal for secondary accommodation, multi generational living or income generation. The property itself offers a welcoming entrance hallway with cloakroom, study/bedroom, well fitted kitchen/dining room, sitting room with doors onto the garden - opening into a garden room, completing the ground floor. On the first floor you will find THREE DOUBLE BEDROOMS - one of which benefits from an EN-SUITE SHOWER ROOM. There is also a family bathroom in addition. Externally the rear and side gardens offer a high degree of privacy, with PRIVATE TERRACE PATIO and extensive lawns. To the front there is ample OFF ROAD PARKING and a DOUBLE GARAGE. The front also gives access to the SELF CONTAINED ANNEXE offering a bathroom, double bedroom and open plan KITCHEN/SITTING ROOM.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Family Home
- Three/Four Bedrooms
- Self Contained One Bedroom Annexe
- Two Well Fitted Bathrooms & Cloakroom
- Three/Four Receptions
- Ample Parking & Double Garage
- Generous & Private Rear Gardens
- Sought After Village Location

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

Approached via Yarmouth Road you will find hard standing driveway with ample off road parking, front lawn, planted borders with mature shrubs, access to double garage and the self contained annexe. There is also gated side access and pathway leading to main entrance door to the front.

FIND US

Postcode : NR35 2NZ

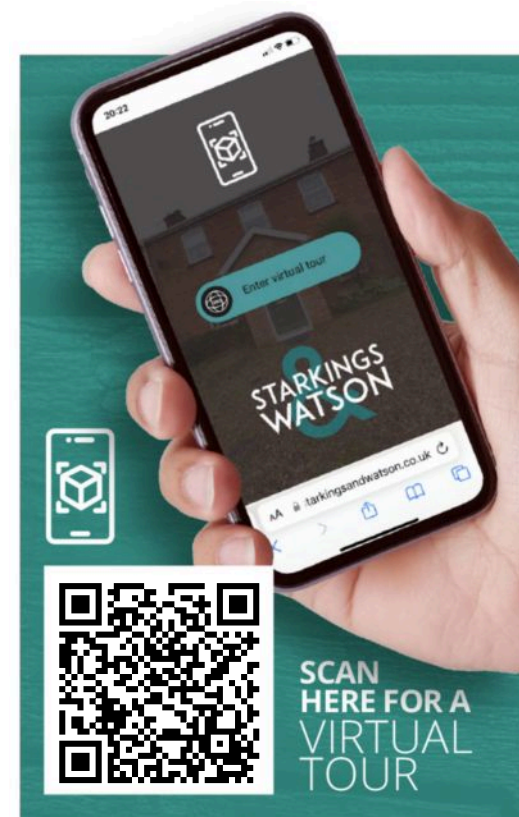
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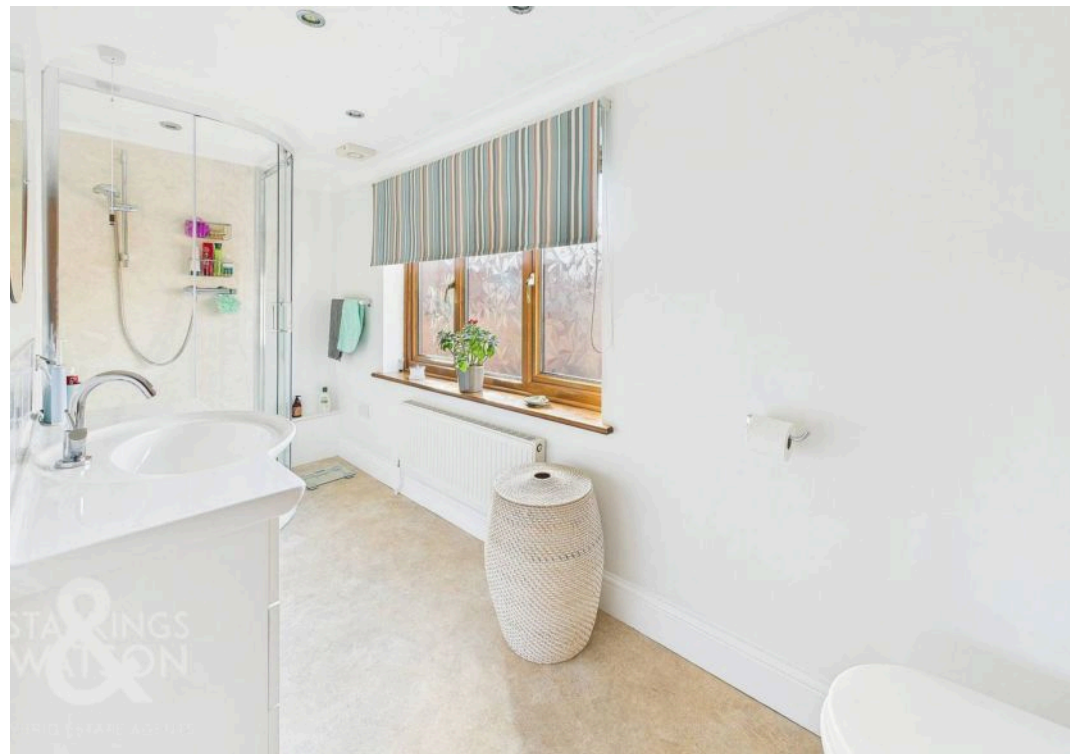
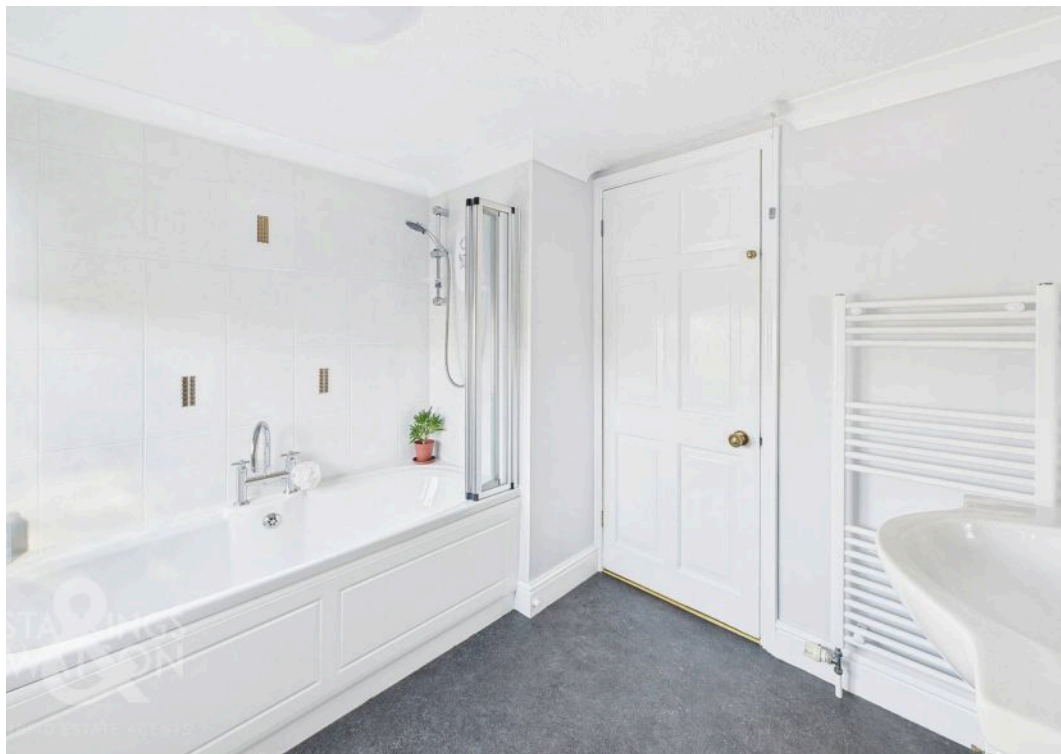
VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property has private drainage in the form of a Klargestar and oil fired central heating. The house and the annexe are separately rated for council tax, but form part of the same title.



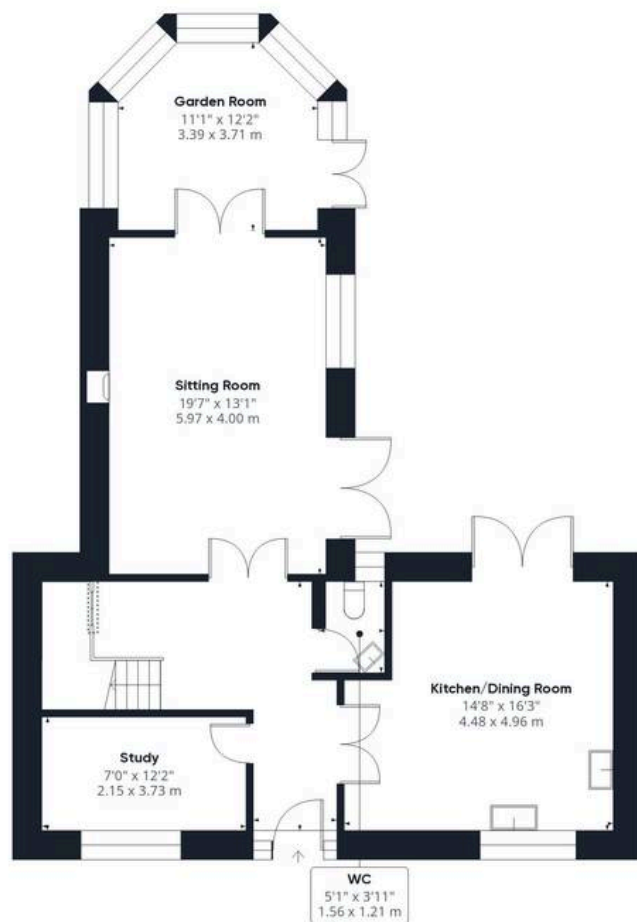




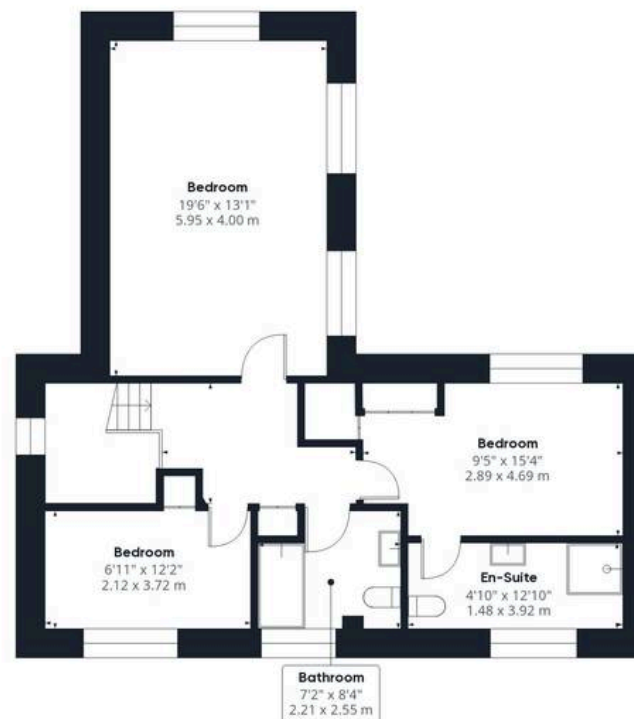
THE GREAT OUTDOORS

Accessed via doors in the kitchen onto a private paved terrace ideal for outside dining, there are various planted borders, shrubs and mature hedging with pathway leading round the rear of the property to where you will find the main expanse of garden. The remainder of the garden is mainly laid to lawn with mature planting and hedging giving a high degree of privacy. There is a useful timber shed as well as side access on both sides leading to the front. The garden is fully enclosed with hedging, walls and fencing.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2344.41 ft²

217.8 m²

Reduced headroom

1.54 ft²

0.14 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 are 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.