



Yarmouth Road, Broome Bungay NR35 2PE

welcome to

Yarmouth Road, Broome Bungay

William H Brown Bungay are delighted to present this FOUR bedroom CHALET BUNGALOW located in the attractive village of Broome. The property has a substantial sized driveway which leads to a garage. The property has plenty of reception rooms with an Open plan Lounge/Diner and separate Conservatory.



William H Brown Bungay are thrilled to present this FOUR bedroom CHALET Bungalow with NO CHAIN, located on Yarmouth Road in Broome. This pretty village has the best of both worlds with being slightly rural, but still being close to the popular Market town of Bungay; which provides plenty of amenities and nearby schools. There are many beautiful country walks to enjoy in the local area and in addition has Broome pits, which provide designated fishing lakes to enjoy. The property itself is set back from the road and benefits from a substantial driveway suitable for multiple vehicles which leads to a garage. You enter the property via a Entrance porch which forms the central corridor of the home. The reception rooms are substantial in size with the open plan Lounge/Diner being an ideal space to host. The kitchen is assessable via the reception rooms and provides plenty of storage space with wall and base units - with then leading through to the conservatory space. The first two bedrooms are on the ground floor, having easy access to the Shower room facilities and Bedroom 2 also benefits from a built in wardrobe. Upstairs, there are a further two bedrooms. The Rear garden is of a substantial size with paving leading down the whole garden making it all easily accessible. There is a patio area which would be great for outdoor furniture and alfresco dining and the rest of the garden holds great potential. Please call us TODAY to book a viewing on 01986 894608!

Accommodation

Ground Floor **Entrance Porch**

Small Entrance porch which leads into Entrance hall. Double glazed front doors either side.

Entrance Hall

Access to Stairs leading to First floor, Bedrooms 1 & 2, Lounge/Diner and Shower room, Radiator, Carpet flooring.

Lounge/ Diner

23' 7" Max x 12' (7.19m Max x 3.66m)
Double glazed window to Front aspect, Two Double glazed windows to Side aspect, Double glazed window to Rear aspect, Open plan Lounge/Diner makes a great space for entertaining, Two radiators, Carpet flooring.

Kitchen

13' 4" x 8' 2" (4.06m x 2.49m)
Double glazed windows to Side aspects, Wooden door leading into conservatory, Partially tiled walls, Kitchen fitted Wall and Base units with work surfaces, Sink and drainer unit, Space for Free standing Fridge/Freezer unit, Integrated Hob and Oven with over head extractor fan, Space for washing machine, Radiator.

Conservatory

13' 10" x 4' 9" (4.22m x 1.45m)
uPVC Double glazed window surround, Door leading to Rear garden, Door leading to driveway.

Bedroom 1

11' 5" x 10' 9" (3.48m x 3.28m)
Double glazed window to Front and Side aspects, Double bedroom, Radiator, Carpet flooring

Bedroom 2

9' 6" x 9' 5" (2.90m x 2.87m)
Double glazed window to Side aspect, Built in wardrobe, Radiator, Carpet flooring.

Shower Room

Double glazed window to Rear aspect, Tiled walls, Toilet, Wash hand basin, Walk in shower cubicle, Radiator, Lino flooring.

First Floor **Landing**

Access to Bedroom 3 and 4, Storage cupboard, Carpet flooring.

Bedroom 3

12' 3" x 9' 1" (3.73m x 2.77m)
Double glazed window to Side aspect, Sloped ceiling, Double bedroom, Loft hatch, Carpet flooring

Bedroom 4

13' 9" x 9' (4.19m x 2.74m)
Double glazed window to Side aspect, Sloped ceiling, Double bedroom, Carpet flooring.

Outside **Front Garden**

Small brick wall along Front boundary of the property with gap to access, Driveway leading up to property suitable for multiple vehicles which leads to Garage, Side access to Rear garden.

Rear Garden

Concrete slabs down to the end of the garden to form a path, Patio area, Lawned area, Brick built pond, Stoned areas, Flower beds, Greenhouse, Garden shed.

Garage

Garage door to front aspect, Window to Side aspect, Exit door leading to Side aspect.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Yarmouth Road, Broome Bungay

- Detached Chalet Bungalow
- Four Bedrooms
- Open Plan Lounge/ Diner
- Driveway and Garage
- Conservatory
- ** Chain Free **
- Front and Rear Garden
- Entrance Porch Leading in to Entrance Hall

Tenure: Freehold EPC Rating: E

guide price

£350,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106243 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk