



Yarmouth Road, Broome Bungay NR35 2PE



**william
h brown**

welcome to

Yarmouth Road, Broome Bungay

Guide Price £550,000-600,000 This lovely single storey home offers up to four bedroom accommodation within a generous mature garden. The property also features two reception rooms, and recently replaced kitchen and utility. Within the garden is a purpose built home office with shower.



Accommodation

Entrance Hall

With door and window to the front aspect, wood effect flooring.

Lounge

18' 2" x 12' 1" (5.54m x 3.68m)

This well-proportioned room has a window to the rear aspect overlooking the garden. This room one again has wood effect flooring, a fireplace houses a wood burning stove. Double doors open to the dining room.

Dining Room

17' 1" x 8' 5" (5.21m x 2.57m)

With windows to three aspects this makes a lovely formal dining room or sun room overlooking the garden. The same flooring as in the lounge continues through to this room, double doors open out to the terrace.

Kitchen

14' 7" x 10' 7" (4.45m x 3.23m)

This recently updated kitchen has base cupboards and drawer units to two walls, with work surfaces over and inset butler sink. There is space for a range style cooker as well as a free standing fridge/freezer. A large window overlooks the driveway and doorways open to the lounge and utility room.

Utility Room

8' 5" x 7' (2.57m x 2.13m)

With further storage and, space for washing machine. Windows to two aspects, door to the front aspect.

Bathroom

Fitted with a stylish, contemporary suite comprising a bath with rainfall shower and screen over, wc with concealed cistern, and vanity hand wash basin with

storage under.

Bedroom 1

12' 1" x 12' (3.68m x 3.66m)

With window to the rear overlooking the garden. This room has access (not currently used) to bedroom 3.

Bedroom 2

11' 11" x 11' 2" (3.63m x 3.40m)

With window to the front aspect. Fitted storage.

Bedroom 3

11' 2" x 9' 3" (3.40m x 2.82m)

This room has an external access from the terrace as well as access from bedroom 1 (not currently used). Window to the rear.

Bedroom 4

10' 5" x 7' 11" (3.17m x 2.41m)

Again with a window to the rear aspect having a view over the garden.

Externals

The property stands well back from the road and is approached along a driveway leading to the parking area in front of the bungalow. Alongside this area there are two storage/workshop buildings. The majority of the garden lies to the rear of the property and is broadly south facing. A wide sun terrace has steps leading down to the main area of lawn which has a path leading to the home office. This office building clad building has power, running water and a shower room. Opposite the office building is an open sided store which could lend itself to be converted to gym/summer room (subject to any necessary planning consents).

In total the gardens and grounds extend to around 0.5 acre (STMS), and include a number of mature trees.

Situated at the end of a long drive this individual home stands in mature gardens which extend to around 0.5 acre (STMS). The property offers four bedrooms (one of which is accessed externally, with the potential to reinstate internal access). In addition to the four bedrooms the property offers a lovely sitting room, formal dining room and a recently replaced kitchen and utility room. Externally the drive provides plenty of parking, with two storage buildings/workshops alongside, while the south facing rear garden features a wide sun terrace accessed from the dining room. Within this garden is a purpose built home office with shower, an open storage building.



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welcome to

Yarmouth Road, Broome Bungay

- ** Guide Price £550,000 - £600,000 **
- Established Single Storey Dwelling
- Up to FOUR Bedrooms
- Recently Moderned Kitchen and Utility Room
- Two Reception Rooms
- Detached Home Office with Shower Room
- Mature Gardens

Tenure: Freehold EPC Rating: E

guide price

£550,000 - £600,000



Floor Plan



Outbuilding

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:
BGY106541 - 0002

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