



Yarmouth Road, Broome Bungay NR35 2NZ

welcome to

Yarmouth Road, Broome Bungay

This charming semi-detached house in Broome, Bungay features a lounge open to the kitchen, utility room, and outbuilding. Upstairs are a master bedroom, versatile second bedroom, and en-suite. Enjoy your very own field views, off-road parking, Expansive grounds of approximately 6.46 acres.

This charming semi-detached house in the picturesque village of Broome, located near Bungay, offers a fantastic opportunity to own your very own escape to the country lifestyle. As you enter the property, you'll find a spacious lounge that seamlessly opens into the kitchen area, creating an inviting space perfect for relaxation and entertaining. The kitchen is well-equipped and designed for convenience, making it a great hub for family life.

Beyond the kitchen, you'll discover a versatile utility/storage room, providing extra space for all your household needs. Additionally, there's a useful outbuilding that can serve various purposes, from a workshop to a garden shed or even a potential studio space.

Upstairs, the property boasts a generously sized master bedroom, offering a peaceful retreat with ample natural light. The second bedroom is versatile, suitable for guests, a home office, or a child's room, and it features an en-suite for added privacy and convenience.

Externally, this is what sets this property apart and gives you endless opportunities, with approximately 6.46 acres of land directly connected to the garden. This has 2 vehicle access points with one being directly off the main road, giving the land plenty of options and an exciting project for someone who enjoys outdoor activities, gardening, keeping live stock, or looking for possible business ventures. The large pond is a stunning centre piece, perfect for fishing,

wild swimming or just relaxing.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Lounge

11' 4" x 11' 2" (3.45m x 3.40m)

Textured ceiling with over head light, window to the front, door to front, built in cupboard, stairs to first floor, archway to kitchen, sockets, storage heater and concrete flooring.

Kitchen

13' 5" x 7' 8" (4.09m x 2.34m)

Textured ceiling with over head light, wall and base units, tiled splash back, integrated oven, hob and extractor hood, sink & drainer unit, window to side, archway leading to utility, door leading to outside and lean to.

Utility Room

7' 8" x 6' 2" (2.34m x 1.88m)

Wooden ceiling, window to outbuilding, over head light, sockets, laminate flooring and storage heater.

Lean To

11' 9" x 6' 9" (3.58m x 2.06m)

Over head light, sockets, water tank, window to front, Suffolk stone flooring.

Bedroom 1

14' 4" x 11' 4" (4.37m x 3.45m)

Textured ceiling with over head light, window to front, stairs going down and access to bedroom two and en-suite, sockets and laminate flooring.

En-Suite

Textured ceiling with over head light, towel rail, shower cubicle, WC, wash hand basin with cabinet under.



Bedroom 2

8' x 3' 1" (2.44m x 0.94m)

Textured ceiling with over head light, window to side, sockets and laminate flooring, Currently being used as a dressing room but could be used as a bedroom.

Front Garden

Walkway for access to the front of the property, cement and paved driveway for multiple cars, access to rear garden.

Outbuilding

15' 3" x 9' 6" (4.65m x 2.90m)

Brick built outbuilding with double door to garden,

Rear Garden

Garden from the property opens up to approximately 6.46 acres of land, including a large nature pond home to swans and ducks along with fish, there are 2 vehicle entrances to the property one leading directly off the main road.

Shed

14' 1" x 9' 6" (4.29m x 2.90m)

Wooden lean to with access from outside.

Agents Note

The property and land being offered for sale are held across two titles. Interested parties should make enquiries and satisfy themselves in respect of this purchase. Contact the branch for further details.

Agents Note (2)

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

Yarmouth Road, Broome Bungay

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Rare opportunity to own your very own slice of the beautiful countryside
- Expansive grounds of approximately 6.46 acres
- Charming Semi-Detached house in desirable area
- Lots of potential to expand the property (Subject to the correct planning)

Tenure: Freehold EPC Rating: F
guide price

£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BGY106560 - 0007

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william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk