



# HONEYSUCKLE COTTAGE

35 THRANDESTON ROAD, BROME, EYE, IP23 8AT





This Charming detached cottage beautifully presented throughout, occupies a delightful plot in a semi-rural location with convenient road connections. Recently updated to a high standard, the property provides well-proportioned living spaces rich in character.

Step inside this charming property through the front door, which opens directly into the well-appointed sitting room. This inviting space is brimming with character, showcasing exposed beams, brick and flint walls and inglenook fireplace. Stairs rise to the first floor, and a particular highlight is the pair of stained glass leaded windows flanking the staircase. The sitting room also features beautiful stone flooring which also features in the inner hallway, study and kitchen/breakfast room. Wooden latch doors leading to both the inner hallway and the delightful cottage-style kitchen breakfast room. The kitchen boasts a range of shaker style units a central island with an inset four-ring hob and a convenient pop-up power point. Integrated appliances include a microwave with warming draw under and a built in oven. Another wonderful feature of the room is the inglenook fireplace housing a multi-fuel burner. An opening leads into the dining room, which offers a stable door providing access to the

rear garden and a built-in cupboard, one section of which houses an integrated freezer. An open doorway connects the dining room to the garden room. From the inner hallway you'll find wooden latch doors leading to the study and a generously sized ground floor bathroom, featuring an elegant claw-foot roll-top bath. The inner hallway also provides access to the rear porch.

Ascending the stairs, you'll arrive at a good-sized first-floor landing, offering ample space for a study area. Wooden latch doors lead to the shower room and three well-proportioned bedrooms.

Outside, the property benefits from substantial grounds. There are two gravel driveways: one providing parking for a single vehicle and the second offering parking for approximately four vehicles as well as a covered carport.





A side gate opens to the beautiful gardens, which feature a large terrace area lawns, and a charming water feature in one section. The gardens are further enhanced by well-stocked beds and borders. A separate side garden includes a green house another water feature and provides access to the front garden and the second driveway. Completing the outdoor space is a summer house, currently being utilised as a home gym, and a characterful clay lump barn/workshop, which, subject to the necessary consents, could be converted into a home office or studio.

#### LOCATION

Brome is a small village located just 3 miles from the market town of Diss which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

#### SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band E

#### ENERGY PERFORMANCE

D Rating

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

#### BUILDING CONSULTANCY

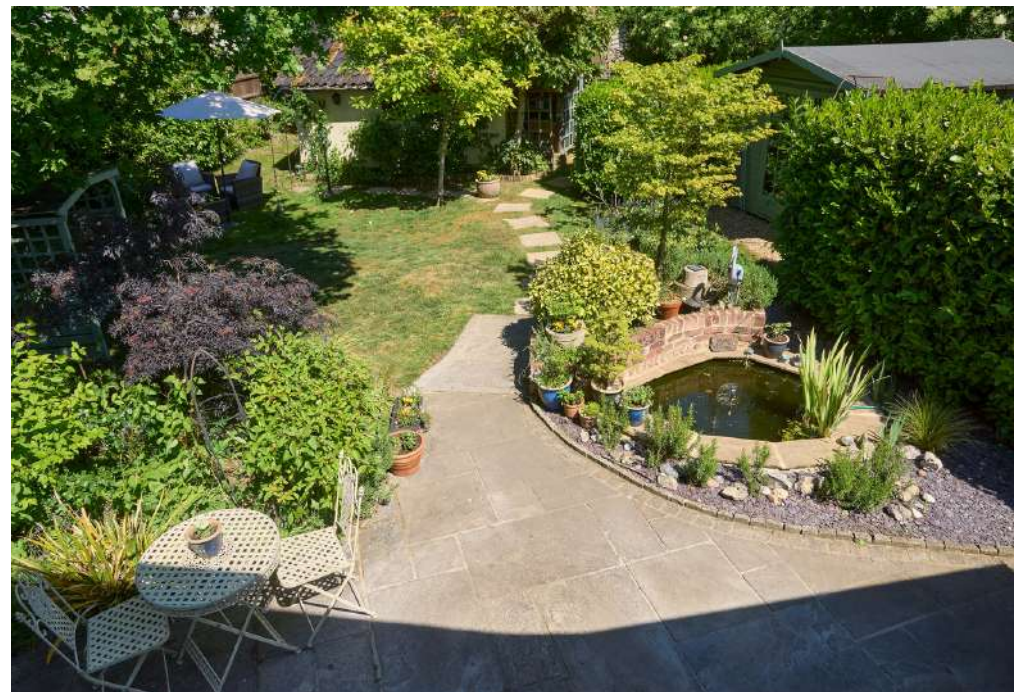
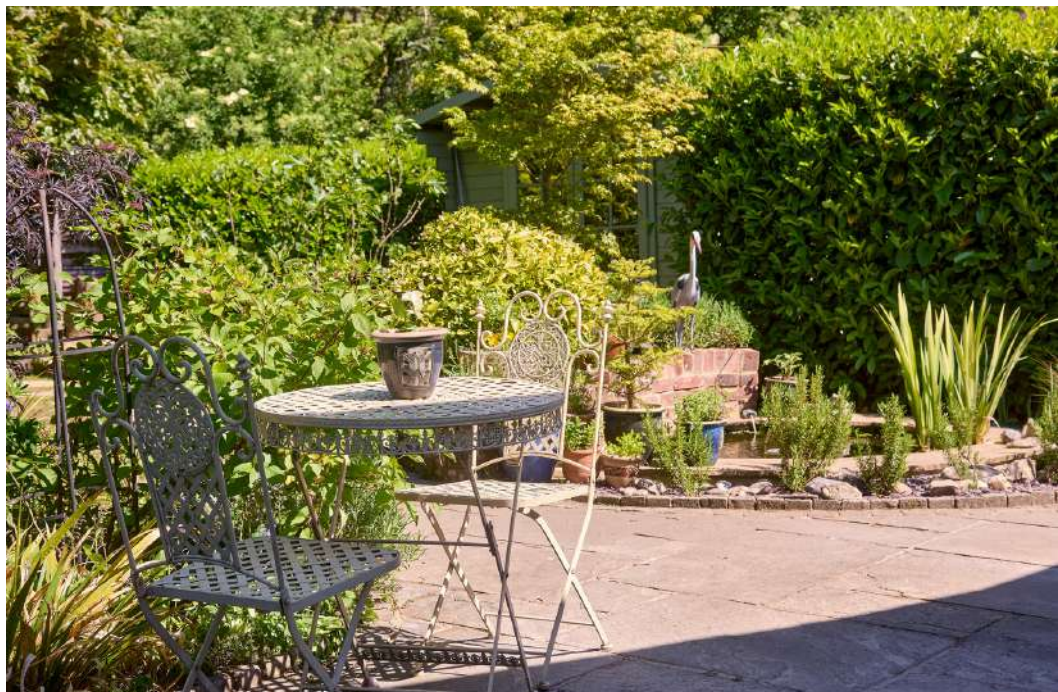
Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.





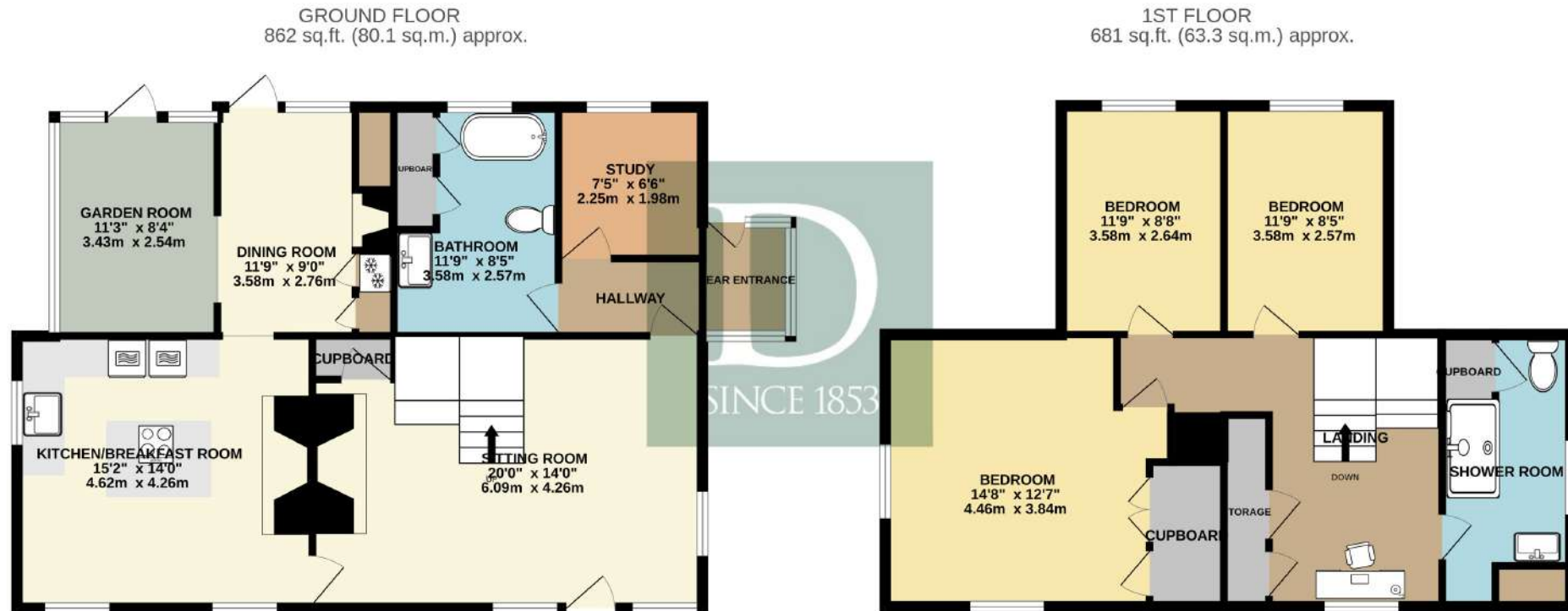








## FLOOR PLAN



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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