



Yarmouth Road,
Broome, Bungay





Bungay - 2 miles
Beccles - 6.9 miles
Norwich - 15 miles
Southwold - 18 miles

A most exciting opportunity to purchase this stunning, detached four bedroom property superbly situated in Broome village enjoying a plot that extends to 0.25 Acre (stms). The property offers of 1300.sq.ft of versatile accommodation that although presented in good overall condition is now ready for a cosmetic refurbishment. On the ground floor open plan living and dining leads to the kitchen, whilst off the hall we find two double bedrooms and a shower room. On the first floor two further double bedrooms lead off the landing. Outside the generous drive leads us to the garage at the side of the property whilst the extensive gardens offer opportunity to extend and create a superb outside space.

The Property comprises briefly:

- Entrance Hall
- Sitting Room •Dining Room
- Kitchen/Breakfast Room
- Shower Room
- Master Bedroom
- Three Further Double Bedrooms
- Ample Parking & Garage
- Extensive Gardens (0,25 Acres stms)



The Property

Entering the property via the front door we step through the porch which offers the perfect spot for our coats and boots after a leisurely walk on the heath or an afternoon in the garden. Stepping into the house we arrive in the entrance hall where our stairs rise to the first floor and door opens to the first two bedrooms, the shower room and into the living area. Set to the left we find the main bedroom enjoying a dual aspect to the front and side of the plot whilst set to the rear a second good double room enjoys fitted wardrobes and looks to the side of the plot. Adjacent we find the shower room fitted with a double width shower, wash basin and w/c. On the right of the hall we enter the living area. Two generous reception rooms flow open plan to provide an excellent single space that provides designated sitting and dining areas. Four windows fill the rooms with natural light and enjoy the view to the aspects. A large cupboard houses the hot water tank whilst a door leads into the kitchen breakfast room. The kitchen offers a superb working space with room for informal dining. Again windows to two aspects continue the theme of natural light whilst a glazed door opens to the rear porch. The kitchen itself is fitted with an extensive range of wall and base units that incorporate a fitted cooker, hob and sink whilst space and provision are made for our other appliances. The rear porch is of UPVC construction set over a brick base and has doors opening to both the side and rear of the property. Climbing the stairs to the first floor landing we find a storage cupboard and doors opening to the two first floor rooms. Both generous double rooms enjoy large windows to either side of the property. Eaves storage runs to the front and back of the roof space both of which are accessed from the smaller of the two rooms. This completes the accommodation



Outside

We approach the property from the sought after 'old' Yarmouth Road that leads into Broome village. A low set wall forms the front boundary of the impressive driveway and turning area that sits to the front of plot. Areas of garden soften the space and are filled with a range of seasonal plants and shrubs. To the side of the property we find further parking and access to the garage whilst to both sides paths leads us to the rear garden. The impressive rear garden forms the larger part of the 0.25 acre (stms) plot and offers the opportunity for extension of the house or siting for an outbuilding (stpp) along with ample space to create a delightful garden. A path currently leads us the length of the garden passing various beds and planted areas. A large pond is set below a timber pergola whilst a tin outbuilding stands to the rear of the property.

Location

The property is located on the edge of the popular village of Broome which is just North of the market town of Bungay. The village is renowned for the heath and fishing lakes whilst local shops and primary schools are found in nearby Ellingham and Ditchingham. Bungay lies 2 miles away, within the attractive 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 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water, electricity and drainage connected.

EPC Rating: E

Local Authority

South Norfolk Council

Tax Band: C

Postcode: NR35 2PE

Agents Note

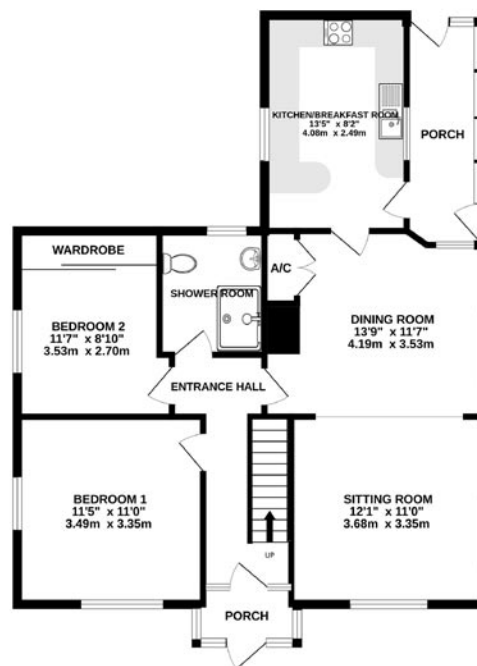
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

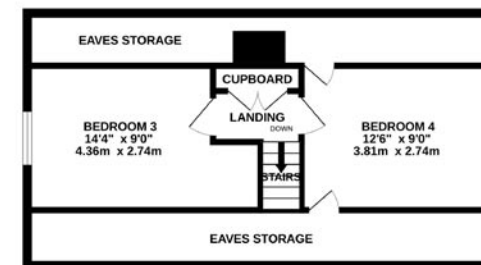
Vacant possession of the freehold will be given on completion.

Guide Price: £350,000

GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.