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Yarmouth Road
Broome, Suffolk

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ESTATE AGENTS

We are pleased to present this lovely three bedroom detached family home to the market. Situated in the heart of the popular village of Broome this house occupies a generous plot with extensive lawns, a one bedroom annexe, driveway and double garage. There is an abundance of light and space throughout the property offering a buyer the flexibility to make it their own. Viewing is advised.

Accommodation comprises briefly:

- Entrance Hall • Kitchen Dining Room
- Study • WC • Sitting Room
- Conservatory • Landing
- Master Bedroom & Ensuite Shower Room
- Second Bedroom • Bedroom Two
- Family Bathroom • Bedroom Three
- Landscaped Gardens
- Separate One Bedroom Annexe
- Double Garage & Ample Parking

Property

Entering this lovely family home we are greeted by the feeling of light and space. Double doors open into the kitchen dining room offering fitted wall and base units with rolled edge work surfaces, under cupboard lighting and an inset stainless steel sink and drainer unit with mixer tap. The dishwasher, washing machine, fridge/freezer and water softener are all integrated. Space for a range style cooker with an extractor fan over, and double glazed French doors to the patio to the rear. With a wood effect floor there is space for a dining table and chairs. Stepping out of the room back, opposite is a study with a window looking out onto the front of the property. In the main hallway itself you get an instant feeling of warmth, home and an abundance of light which is consistent throughout the property. Your eyes are instantly drawn to the large double doors which open into the living room comprising a large UPVc window and double UPVc French doors opening onto the patio. Through the living room is the conservatory with views across the lawned garden, tiled floor, UPVc windows throughout with double glazed French doors to the garden. There is a cloakroom with handbasin off the entrance hall and under stairs storage cupboard. Fitted carpets line the stairs onto the first floor landing offering a loft access hatch. Doors lead to three bedrooms with wood effect flooring and the family bathroom with a laminate floor. The current main bedroom has views across horse fields, built in storage cupboard, and a bright ensuite shower room with three piece suite with thermostatically controlled shower and glazed shower screen, heated towel rail, window and cover ceiling with recessed spotlights. A light, spacious second bedroom has three large windows, built-in storage cupboard, loft access and coved ceiling. Beautifully decorated, the ensuite bathroom comprising low level wc, handwash basin with vanity unit and mixer tap over, panelled bath with mixer tap, electric shower and glazed shower screen, tiled splash backs and heated towel rail. The smaller of the bedrooms has a window looking out onto the front of the property and a range of built in bedroom furniture.









Outside

From Yarmouth Road we approach the property onto the attractive brick weave driveway which provides our ample parking and turning area whilst giving access to the double garage via two separate garage doors, storage above with power and light. Adjoining the double garage is a self contained one bedroom annexe arranged on ground floor level. Ideal for guest accommodation or income generation, this annexe stands separately from the house and comprises of entrance hall, shower room, double bedroom and good sized kitchen/reception room.

A fence secures the boundary of the property and we find a timber gate to the side of the house providing access to the rear garden. Along the side of the house is a unique water collecting system and large boiler room offering storage space. At the rear we find a most attractive established lawned garden wrapping itself around the property onto a patio which lead back into the property via the kitchen dining room, sitting room and conservatory. This space is a lovely spot to entertain and makes the most of the southerly rear aspect. A range of low lying and raised beds are found filled with established trees.

Location

The property is located in the attractive village of Broome which is very close to the popular market town of Bungay. The village has a good well stocked shop, an active Village Hall with local shops and primary schools in nearby Ellingham and Ditchingham. Falling into the Hobart High School catchment area but equally very commutable to Bungay High School. Bungay lies 2 miles away, within the popular 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).

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil central heating and hot water. Gas cylinder supply to kitchen hob. Mains drainage, electricity and water. Water collection system for garden.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR35 2NZ

Tenure

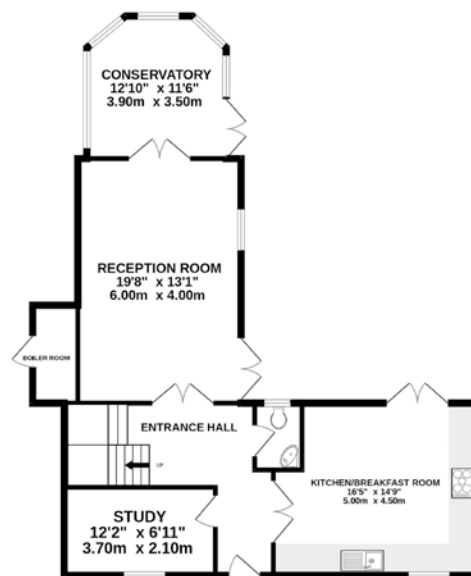
Vacant possession of the freehold will be given upon completion.

Agents' Note

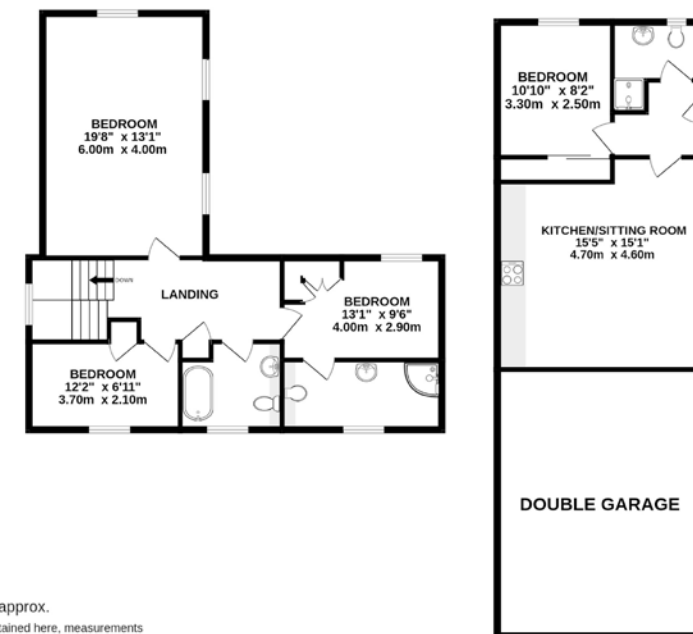
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £550,000

GROUND FLOOR
1679 sq.ft. (156.0 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 2396 sq.ft. (222.6 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

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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.



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