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Yarmouth Road,
Broome, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Situated in the heart of this popular South Norfolk village, we are pleased to present this immaculate detached house, built in 2021 by Badger Building. Finished to a high specification throughout, the property offers comfortable living with a 20' sitting room, a stunning kitchen/dining room, and four bedrooms. Outside, the property features a delightful enclosed garden with field views, a garage, and off-road parking. Viewing is essential to appreciate the space and high standard of finish on offer.

Accommodation comprises briefly:

- Large Entrance Hall
- 20.ft Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Three Double Bedrooms
- Single Bedroom/Office
- Ensuite To Master
- Shower Room
- Front & Rear Garden With Field Views
- Garage & Off Road Parking



Property

Entering this delightful home from the front garden, you step into an impressive hallway with doors leading to the primary ground floor rooms, an understairs cupboard, and stairs to the first floor. The cloakroom, located directly opposite, comprises a wash basin and WC. At approximately 20 feet, the sitting room offers ample space to relax and entertain, featuring a window to the front and French doors to the rear that allow natural light to flood the room. The kitchen/dining room is a superb space featuring a range of modern white fitted wall and base units with contrasting worktops and a central island. Integrated appliances include a Neff stainless steel double oven, ceramic hob and extractor, dishwasher, and fridge/freezer. There is ample space for a dining table and chairs, with a window overlooking the front garden. A door leads to a utility room offering further storage, workspace, and plumbing for a washer/dryer, with external access to the rear. Upstairs, there are four bedrooms, two doubles at the front and the master and single bedroom/office at the rear. The spacious master bedroom includes an ensuite with a shower cubicle, wash basin, WC, and heated towel rail. The main shower room, positioned between the two front bedrooms, features a double shower, wash basin, WC, and heated towel rail. An Air Source heat pump provides underfloor heating to the ground floor and radiators to the first floor. The property is also fully uPVC double glazed throughout.







Outside

The front of the property features an attractive garden laid to lawn with shingle, plant borders, and a pathway leading to the front door. The garden enjoys open views over the water meadows of the Waveney Valley. To the right, a paved driveway provides parking for two cars and leads to a detached garage, which also offers gated access to the rear garden. The delightful rear garden is fully enclosed and primarily laid to lawn with flowerbed borders. It includes a large sandstone patio across the back of the house; an ideal space for entertaining, and a path leading to a smaller patio area behind the garage, which provides a pleasant seating area to enjoy the wonderful field views.

Location

The property is situated within the Valley View development in the sought-after village of Broome, located close to the popular market town of Bungay. Broome offers a local pub, 'The Artichoke', with additional shops and primary schools available in the neighboring villages of Ellingham and Ditchingham. Bungay is approximately two miles away within the Waveney Valley and provides a comprehensive range of amenities, including schools, antique shops, restaurants, the Fisher Theatre, and leisure facilities such as an indoor swimming pool and golf club. For further connections, the Cathedral City of Norwich is roughly a 30-minute drive north, offering a mainline rail link to London Liverpool Street in under two hours. Additionally, the heritage coastline of Suffolk, including the beaches of Southwold and Walberswick, is within easy reach.



Fixtures & Fittings

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

Services

Air Source Heat Pump supplying underfloor heating.
Mains electricity, water & drainage. High speed fibre broadband.

Energy Rating: B

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2NZ

What3Words: ///cement.unimpeded.overlaid

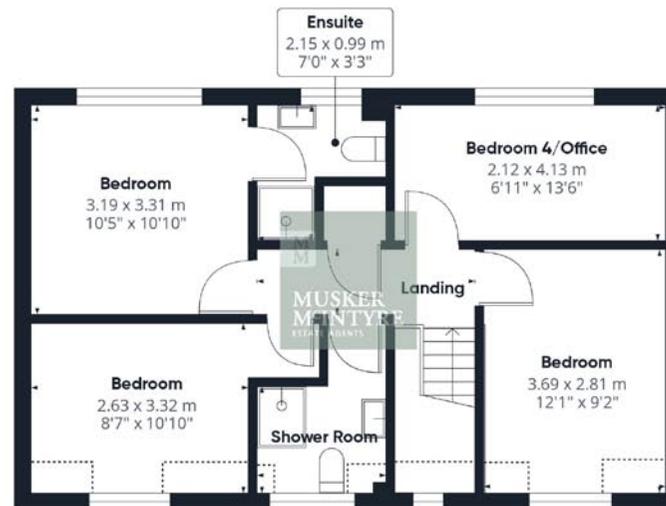
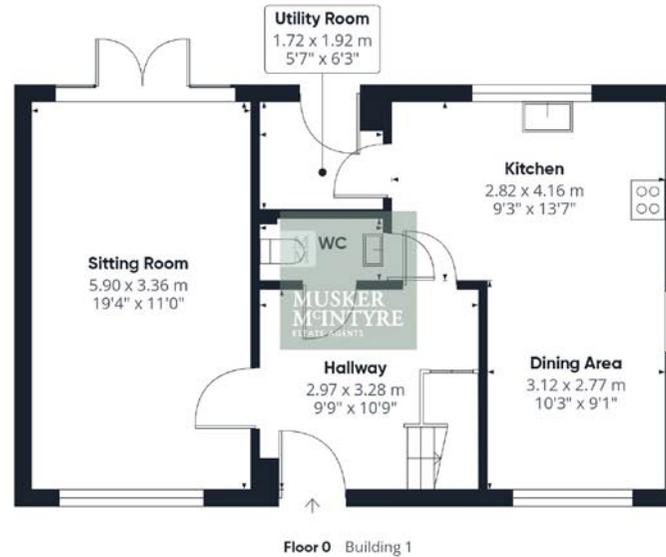
Tenure

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: £425,000



Approximate total area⁽¹⁾

107.6 m²

1159 ft²

Reduced headroom

2 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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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