



Yarmouth Road, Broome - NR35 2NZ

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HYBRID ESTATE AGENTS



Yarmouth Road

Broome, Bungay

This beautifully presented **FOUR BEDROOM DETACHED** family home offers **RENOVATED** and **EXTENDED** accommodation, providing over 1,500 square feet of versatile living space (stms). The house provides a **BRIGHT, MODERN** and **SPACIOUS** feel with all the modern comforts you would expect to find all within the highly popular village of **BROOME** close to Beccles and Bungay. The property welcomes you with a spacious entrance hall, leading to a stunning 19' **SITTING ROOM** featuring a dual aspect that fills the space with natural light. The heart of the home is the **OPEN PLAN** kitchen/dining area, designed for modern family living and entertaining, with a **SEPARATE UTILITY ROOM** offering additional convenience. Also on the ground floor there is a convenient W/C and ground floor bedroom/study. Arranged over two floors, the property boasts four generous bedrooms in total with three on the first floor, making it ideal for growing families or those needing space to work from home. The well-appointed family bathroom, additional en-suite ensure comfort and practicality for busy households.



- Detached Family Home
- Renovated & Extended Accommodation
- Over 1500 SQFT Internally (stms)
- 19' Sitting Room With Dual Aspect

Further benefits include an INTEGRAL GARAGE, ample storage throughout, and a flexible layout that can be tailored to a variety of lifestyles. Outside, the property enjoys PRIVATE FRONT AND REAR GARDENS that create a wonderful sense of seclusion and tranquillity. There is a generous front driveway, offering OFF ROAD PARKING for multiple vehicles and direct entry to the integral garage (ideal for secure storage or additional parking or even conversion to accommodation STP). Whether you are looking for a peaceful retreat or a sociable space for family and friends, the gardens provide an excellent extension of the home's living accommodation.

Council Tax band: TBD

Tenure: Freehold

- Detached Family Home
- Renovated & Extended Accommodation
- Over 1500 SQFT Internally (stms)
- 19' Sitting Room With Dual Aspect
- Open Plan Kitchen/Diner & Separate Utility Room
- Four Generous Bedrooms Over Two Floors
- Family Bathroom, Shower Room & Ground Floor W/C
- Private Front & Rear Gardens, Integral Garage & Driveway Parking



The attractive village of Broome is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke' and local shops and primary schools in nearby Ellingham and Ditchingham and falls into the Hobart High School catchment area. 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 minutes drive to the North and has a mainline train link to London Liverpool Street (1hr 54minutes). Diss provides another mainline link to London and is 19 miles distant. The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

SETTING THE SCENE

Approached via the Yarmouth Road in the popular village of Broome you will find a generous shingled driveway to the front providing plenty of parking off road which leads to the integral single garage. The main entrance door is found to the front with side gated access to the rear garden also found. To the front there is also a generous and relatively private front lawned garden which could easily accommodate further parking if required.

THE GRAND TOUR

Entering via the spacious entrance hallway there is an attractive wood effect flooring with stairs to the first floor landing and understairs storage. The first room to the front is the impressive main reception space measuring approx 19' with dual aspect, a lovely family friendly space. Off the hallway is the ground floor w/c and the fourth bedroom currently used as an office. To the rear of the house is the open plan kitchen/diner which opens onto the rear garden. There is plenty of space for a large dining table with open fireplace also to one end. To the other end is the modern kitchen with a range of wall and base units with rolled edge worktops over.

The kitchen provides integrated electric oven, hob and extractor fan as well as dishwasher with space for fridge/freezer. Adjacent is the separate utility room with a further range of storage and space and plumbing for white goods with a door to the rear garden and a door into the integral garage also. Heading up to the first floor landing you will find three ample bedrooms and two bathrooms. Both bedrooms to the rear offer built in storage, one of which benefits from the en-suite bathroom with a freestanding bath, w/c and hand wash basin. The family bathroom is found adjacent which provides a rainfall shower, w/c and hand wash basin with the last bedroom located to the front of the house.

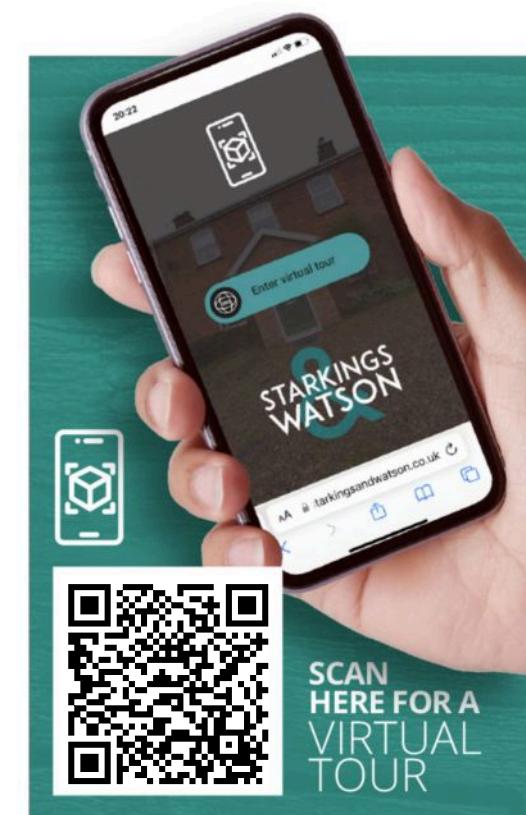
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



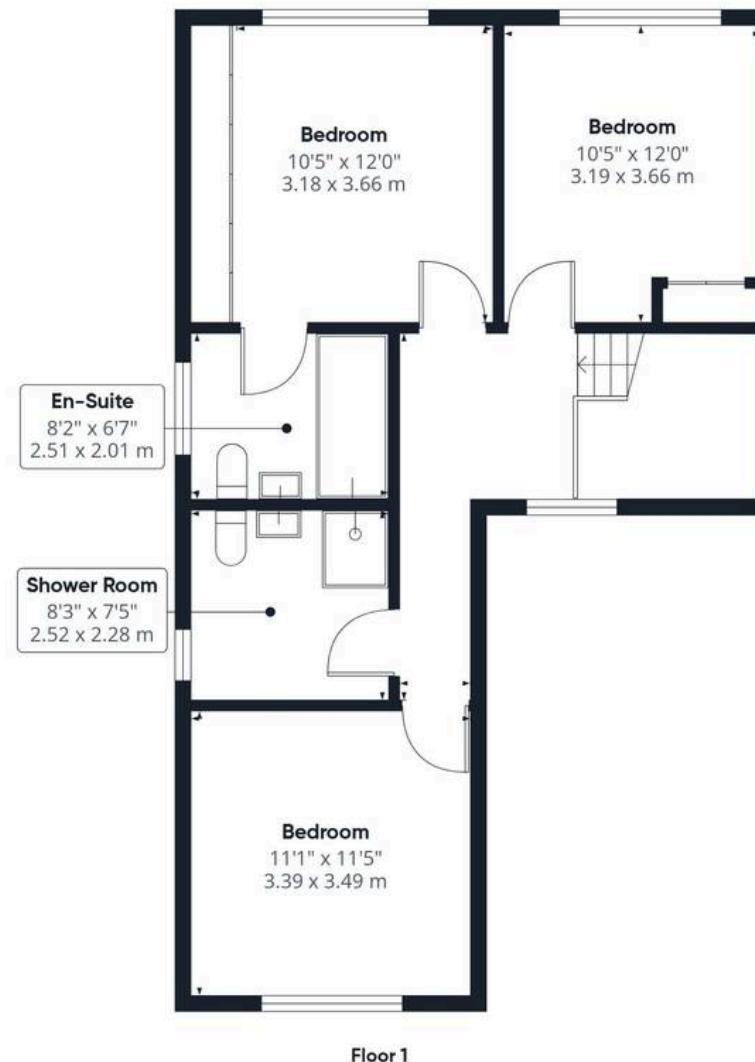
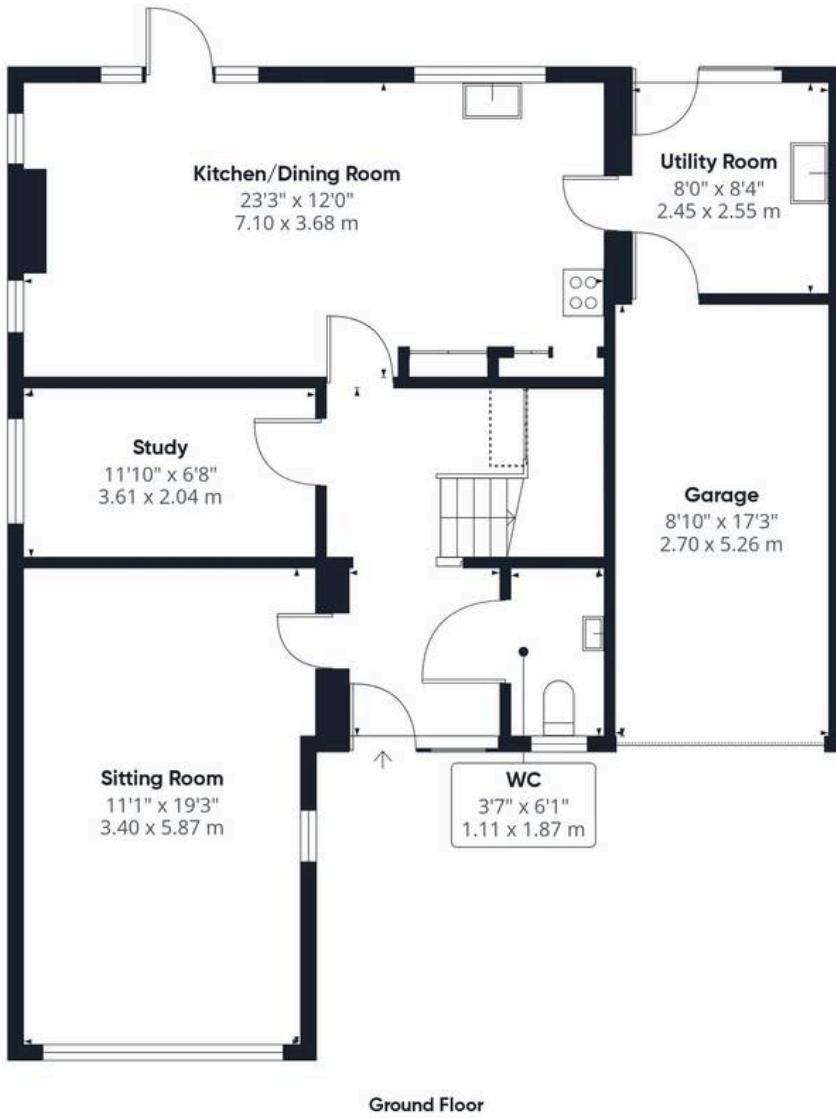




THE GREAT OUTDOORS

The private and enclosed rear garden is non overlooked with a gentle incline. There is a large paved patio area providing the ideal spot for outside dining and entertaining. Raised planting beds separate the patio from the lawns with mature hedging also to the side providing screening. You will find a greenhouse and the oil tank in the rear garden also as well as side access to the frontage on both sides.





Approximate total area⁽¹⁾

1540 ft²
143.2 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.