



Broadway Lane | Diss | IP22 2JZ

Guide Price £650,000

twgaze

# Broadway House

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Blo Norton |  
IP22 2JZ

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Comfortable and superbly presented family home. Energy efficient, contributing towards lower running costs. 4/5 bedrooms. Large vaulted kitchen/family room. En-suite shower rooms off three bedrooms. Beautifully landscaped gardens. Large driveway and double garage.

- Guide Price: £650,000 - £675,000
- 3 en-suite shower rooms
- Large, vaulted kitchen/family room with wood burner
- Landscaped gardens
- EV charging port
- Impressive 4/5 bedroom family home
- Energy efficient home; benefitting from solar panels with battery storage
- Large driveway with double garage
- Non-estate position with field views
- Rain water collection from roof gutterings with large underground collection tank

## The Property

This superbly presented and comfortable detached residence offers accommodation ideally suited to families seeking their own personal space, an aspect highlighted by its layout, with several bedrooms spread across both floors which in the main benefit from an en-suite or a shower close by. In recent years the property has been thoughtfully and cleverly extended to the side, which links the main house through to a modern, ground floor guest bedroom suite with its own private entrance. The house has also undergone a series of beneficial improvements which have significantly enhanced its energy efficiency and reduced running costs (now B rated EPC), these primarily include solar panels with battery storage and a rainwater collection system (for use in the garden) to name just a few. These features aside, the house holds a wonderful traditional feel - the living room is light and well proportioned, with prominent chimney breast encasing a warming wood burner that creates a focal point in the room. Moving to the other side of the house, the 'stand out' kitchen/family room is great place to spend time, providing a large, spacious place to cook, entertain guests or simply relax in front of the wood burner.





#### Outside

Broadway House is set back on its plot, which allows for a large driveway with parking for a good number of vehicles. A double garage with EV charging point is also located at the front. The rear garden has been impressively landscaped and incorporates large herbaceous flower beds, variety of evergreen and deciduous trees, areas of lawn and patio, along with good size, solid greenhouse.

#### Services

Mains electricity and mains water are connected. Rainwater collected from roof guttering, with underground storage tank for garden use. Private drainage system. Air source heat pump provides underfloor heating and hot water. Substantial array of Solar panels with battery storage has been recently fitted.

#### How to get there

W3W: [curiosity.requiring.transmits](https://www.google.com/maps/@51.5111111,-0.1111111,15z)

#### Viewing

By appointment via TW Gaze

Council tax: E

Freehold

Ref: 2/20065/RM





Total area: approx. 237.0 sq. metres (2551.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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