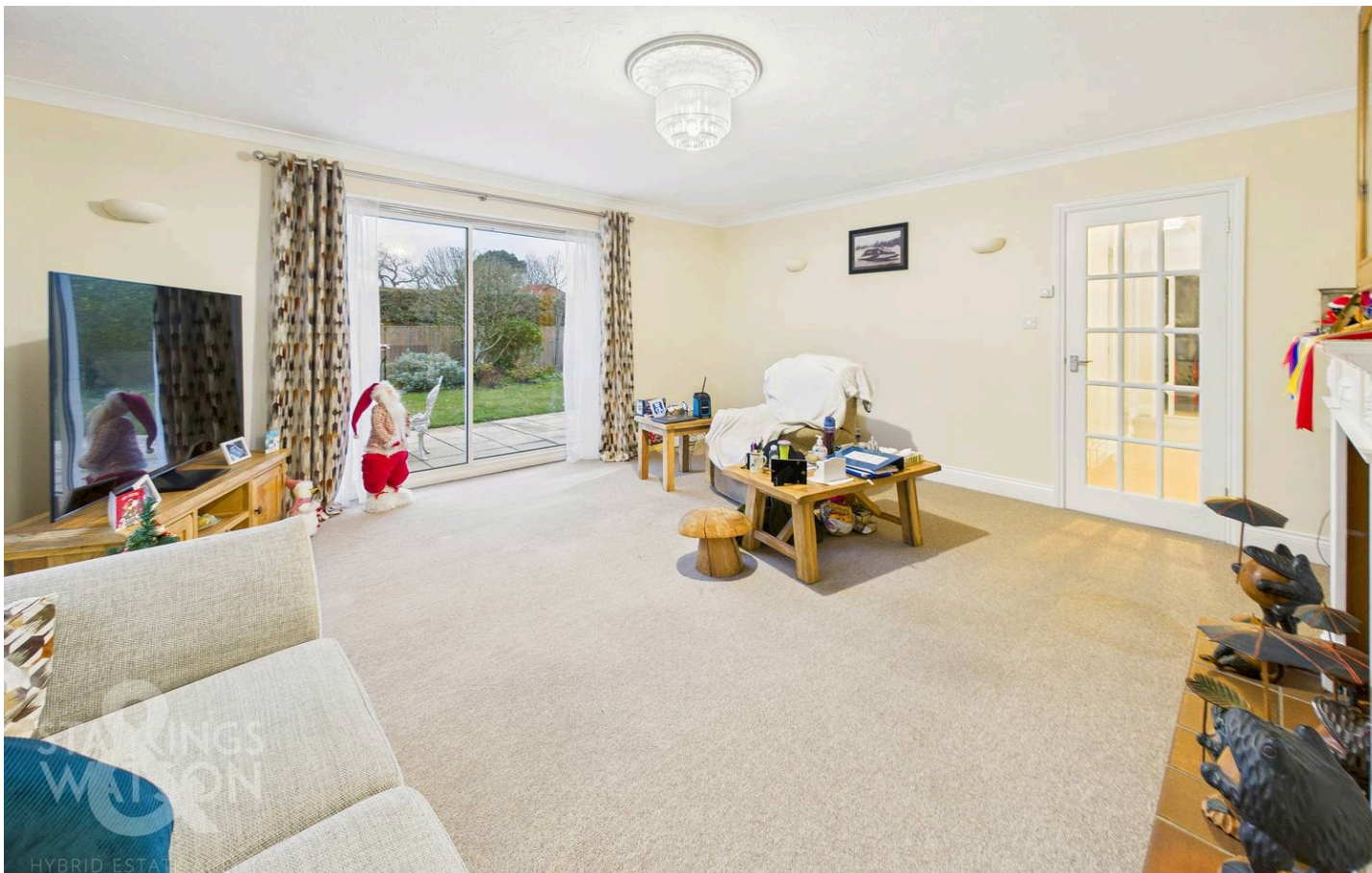




Walpole Close, Broome - NR35 2RP

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&
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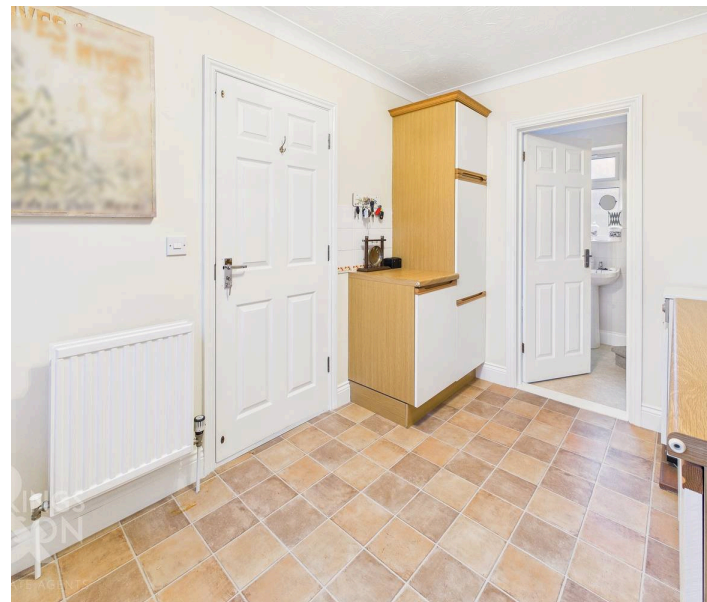
HYBRID ESTATE AGENTS



Walpole Close

Broome, Bungay

Located in a VERY PRIVATE location in the sought after village of BROOME you will find this DETACHED BUNGALOW extending to over 1650 SQFT (stms). The bungalow sits within a very private plot of 0.16 ACRES (stms) with plenty of DRIVEWAY PARKING to the front as well as large DOUBLE GARAGE and well kept MATURE REAR GARDENS. Internally the accommodation is generous offering plenty of space and options with a flexible layout. You will find a hallway with THREE AMPLE BEDROOMS, family bathroom, sitting room and separate DINING ROOM with a separate kitchen/breakfast room. In addition there is a utility room and separate w/c shower room with access to the double garage. The village of Broome is highly sought after with a range of local amenities close by including the wonderful Broome Lakes opposite the entrance to the bungalow.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow on a Private Plot
- Approx 0.16 Acres (stms)
- Kitchen/Breakfast Room & Dining Room
- Sitting Room with Sliding Patio Doors
- Close to Amenities & Bungay Town Centre
- Three Double Bedrooms
- Wrap Around Gardens
- Double Garage & Ample 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 a private access from Yarmouth Road with access to just four properties you will find gated access onto a large hard standing driveway providing plenty of parking. There is mature planting and trees with a side access to the rear garden as well access to the double garage. The main entrance door is found to the front partially covered.

THE GRAND TOUR

Entering via the main entrance doorway you will find an entrance hallway leading to all further rooms. To the right is a large double bedroom overlooking the front with built in wardrobes. Behind is another double bedroom overlooking the garden with the family bathroom adjacent which has been re-fitted with a double shower in replacement of the bath. The final third bedroom is found adjacent to the bathroom. The living accommodation can be found in the same section of the bungalow with a generous sitting room to the rear with dual aspect overlooking the gardens and sliding doors onto the garden. There is also a feature fireplace. The dining room is semi open plan accessed via a set of internal doors from the sitting room. The kitchen can be found off the dining room with another door off the hallway. The kitchen offers space for a table as well as a range of units with rolled edge worktops over. There is then space for all white goods, freestanding as well as eye level electric oven integrated. Beyond the kitchen is a large utility room with a further range of fitted units and space and plumbing for white goods. This provides access to the w/c and shower room.

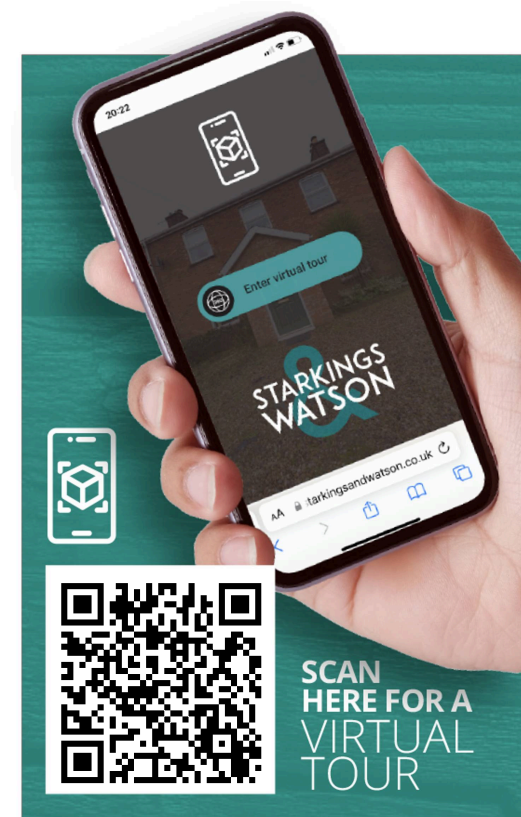
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VIRTUAL TOUR

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THE GREAT OUTDOORS

The private rear garden offers plenty of space mainly laid to lawn with a good degree of privacy. The rear garden is very mature with ample planting, shrubs, trees and hedging as well as paved patio ideal for outside dining, brick walls and timber fencing enclosing. There is gated access on both sides of the bungalow with a small side garden to one side and access to the rear of the garage.

DOUBLE GARAGE

2 Parking Spaces

CAR PORT

1 Parking Space

DRIVEWAY

4 Parking Spaces





Approximate total area⁽¹⁾

1689.77 ft²

156.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.