

Broadway
Place Norwich
Road
Halesworth



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Broadway Place Norwich Road

Guide Price £450,000

The fabulous detached bungalow and gardens...

Spacious, detached bungalow with extensive gardens, generous outbuildings, and annexe potential — all just a short stroll from the town centre

Nestled along Norwich Road, just half a mile from the heart of Halesworth, Broadway Place is a well-proportioned, bay-fronted detached bungalow with beautifully landscaped grounds and a wealth of additional features. Set well back from the road behind a mature tree line and a generous brick-weave driveway, this cherished home has been occupied by the original owners since it was built, and now presents an exciting opportunity for a new chapter.

Inside, the accommodation is thoughtfully laid out to maximise natural light and flow. A bright entrance porch leads into a central hallway, with the living spaces to the left and bedrooms to the right. The lounge enjoys a front-facing bay window and opens directly into a superb garden room via glazed French doors. This triple-aspect space is bathed in sunshine and offers direct access to the rear patio and gardens — the perfect spot for relaxing or entertaining year-round.

The dining room sits at the heart of the home, with views into the garden room and access through to both the kitchen and lounge. The kitchen itself is well-appointed with solid wood cabinetry, Neff appliances, and a charming garden view from the sink. A separate utility room with additional storage, sink, and outside access completes the practical layout.

Three well-sized bedrooms lie off the main corridor. The principal bedroom enjoys garden views and fitted wardrobes, while bedroom two also includes built-in storage and overlooks the rear garden. Bedroom three, although without fitted storage, is still a generous space — ideal as a guest room or home office. The hallway offers excellent built-in cupboard space, including a large airing cupboard. The family bathroom features a corner bath, walk-in shower with rainfall head, and contemporary fittings, and there's a separate cloakroom with WC and basin.

Outside, the grounds are a true highlight — mature and full of interest, with various lawned areas, a productive vegetable patch, fruit trees galore (cherry, apple, plum, pear, walnut and more), and even a wildlife pond. The summerhouse, fully wired with power, offers ideal space for a garden office, studio or peaceful retreat.

To the rear, the double garage offers significant annexe potential, subject to the usual permissions. It already benefits from generous proportions, a pitched roof with storage, and a handy WC with basin — offering an excellent starting point for conversion. Adjoining the garage is a long potting shed/greenhouse, and there's also a large workshop with countryside views — ideal for hobbies, creative projects or additional storage.

The location is fantastic: an easy, level walk to Halesworth's independent shops, cafés and The Cut Arts Centre, with the railway station nearby offering services to Ipswich and London. The glorious Suffolk coast — including Southwold, Walberswick and Dunwich — is just a short drive away.

Broadway Place is a rare gem — a spacious and flexible home, set within beautifully kept gardens, offering peace and privacy without sacrificing convenience. With potential to extend or create annexe accommodation, it's a home ready to grow with you. Early viewing is highly recommended.

Agents notes...

A pre-recorded walkaround tour is available for this property

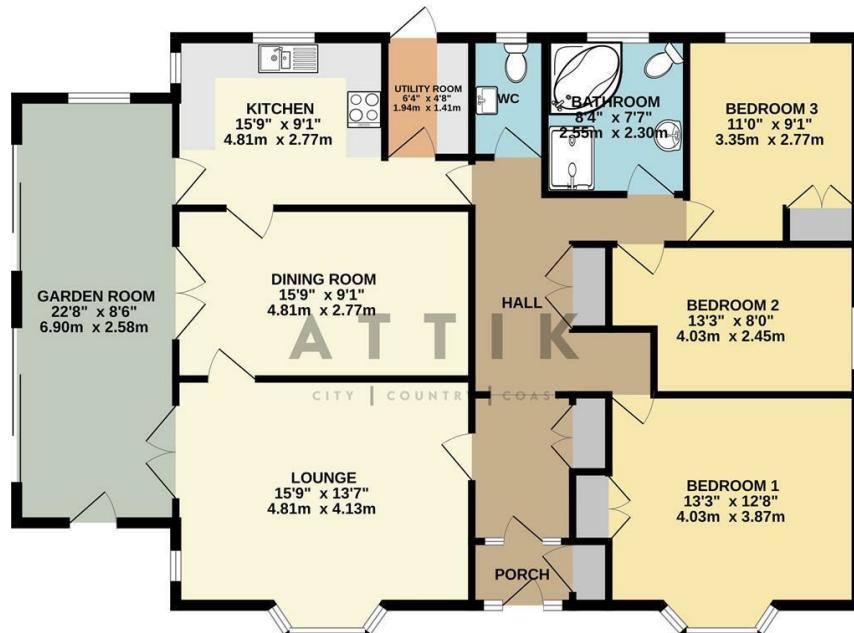
An overage and conditions may apply, call for details

EPC to follow.



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GROUND FLOOR
1305 sq.ft. (121.2 sq.m.) approx.



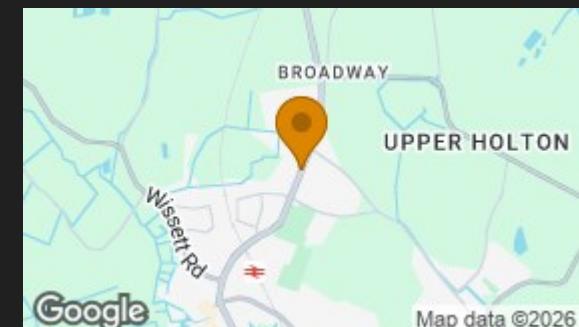
TOTAL FLOOR AREA: 1305 sq.ft. (121.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions given are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority
East Suffolk

Council Tax Band
E

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements



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