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Yarmouth Road,
Broome, Norfolk

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**MUSKER
M^CINTYRE**
ESTATE AGENTS

Bungay - 2.0 miles
Loddon – 2.3 miles
Norwich – 15.5 miles

We are pleased to offer **CHAIN FREE** this immaculately presented semi-detached house located in the popular South Norfolk village of Broome, near Bungay. The property is in excellent condition throughout and benefits from a sitting room, kitchen/breakfast room, two double bedrooms, a shower room, cloakroom, well presented gardens, and a garage with off road parking.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Two Double Bedrooms
- Shower Room
- Landscaped Front & Rear Gardens
- Garage
- Off Road Parking



Property

Upon entering the property, you are welcomed into a bright entrance hall with stairs leading to the first floor and access to all ground-floor rooms. The kitchen/breakfast room, situated at the front of the home, features a range of white wall and colorful base units complemented by contrasting black work surfaces. A one-and-a-half bowl stainless steel sink is positioned under the window, and integrated appliances include an induction hob with extractor, Bosch oven and microwave, fridge/freezer, dishwasher, and washing machine. There is also ample space for a dining table and chairs. To the rear, the spacious sitting room is filled with natural light, featuring a window overlooking the garden and French doors for outdoor access. A cloakroom with a corner sink and WC completes the ground floor. The first floor landing includes an airing cupboard and leads to two double bedrooms and the family shower room. Both bedrooms feature built-in wardrobes; the primary bedroom has windows to the front aspect, while the second bedroom to the rear features two Velux windows. The fully tiled shower room is equipped with a double shower cubicle and a combination vanity basin and toilet unit.



Outside

The property is approached via a private, shared shingle driveway leading to the top corner of this small development. The low-maintenance front garden features an artificial lawn and a small plant and shrub area, with a path leading to the front door. To the side of the property is a garage with off-road parking for one to two cars in front. The South-facing rear garden, accessed via the sitting room French doors, features a patio area with automatic awning, ideal for outdoor dining. Steps lead up to the main garden area, where a path leads to a single door into the garage. The main garden features artificial grass enclosed by established plant and shrub borders, providing a nice sense of privacy.

Location

The property is set in the attractive 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

Electric central heating with solar panels for hot water. Mains water and electricity. Biodegradable sewage treatment plant.

Energy Rating: D

Local Authority:

South Norfolk District Council

Tax Band: B

Postcode: NR35 2NZ

What3Words: ///obeyed.stems.helpful

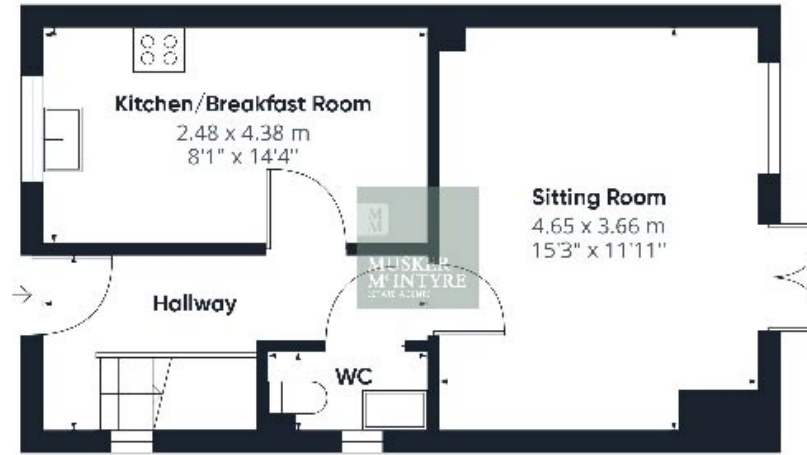
Tenure

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: £265,000



Floor 0 Building 1



Floor 1 Building 1



Approximate total area¹

66.0 m²
708 ft²

(1) Excluding balconies and terraces

1. All measurements are the responsibility of the seller 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.

EIRA*FE360

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.



BUNGAY OFFICE

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