

183 Yarmouth Road  
Broome, Bungay, NR35 2NZ  
Asking Price £230,000



Aldreds are delighted to offer this three-bedroom semi-detached house, situated in a highly desirable village location with convenient access to local amenities. The property benefits from a generous front driveway providing ample off-road parking and a substantial lawned rear garden, offering excellent potential for outdoor enjoyment or future landscaping. The spacious internal accommodation comprises a welcoming lounge and a large open-plan kitchen/dining area, ideal for modern family living and entertaining. To the first floor, a central galleried landing provides access to three well-proportioned bedrooms and a family bathroom. Although the property would benefit from a programme of improvement works, it is competitively priced to reflect this and presents an excellent opportunity for buyers to add value and personalise to their own taste. An early viewing is strongly recommended.

#### Lounge

**14'6" x 11'5" (4.43 x 3.48)**

Tile effect vinyl flooring, uPVC window, timber entrance door, tiled fireplace with open fire, electric storage heater, storage cupboards.

#### Kitchen/Diner

**20'5" x 14'0" (6.24 x 4.29)**

Bright and airy open plan kitchen/diner area providing ample space for family living.

#### Kitchen area:

Ceramic tiled flooring, a range of fitted kitchen units with extended work surfaces, Butler style sink, tiled splashbacks, recess for white goods, double aspect uPVC windows.

#### Dining area:

Tile effect vinyl flooring, uPVC window, electric wall heater, feature galleried staircase leading to the first floor, ample space for family size dining table and chairs.





### Central Galleried Landing

Exposed floorboards, power points.

### Bedroom 1

12'2" x 14'8" (3.71 x 4.49)

uPVC window, electric storage heater, power points.

### Bedroom 2

7'0" x 10'6" (2.14 x 3.21)

Fitted carpet, double aspect uPVC windows, power points.

### Bedroom 3

10'1" x 6'7" (3.08 x 2.03)

Tile effect vinyl flooring, uPVC window, power points, full length double fitted wardrobe.

### Bathroom

Exposed floorboards, bathroom suite comprising a panel bath, low level WC, pedestal sink, part tiled walls, extractor fan, uPVC window.

### Outside

To the front of the property there is a long driveway providing parking for a variety of vehicles. Outside to the rear there is a large lawned garden with a range of mature shrubs and trees, timber and felt workshop, timber and felt garden shed, a very private rear and side aspect, enclosed by high timber fencing. The grounds would allow for further extension if required.

### Tenure

Freehold

### Services

Mains water, electricity, drainage.

### Council Tax

Band 'B'

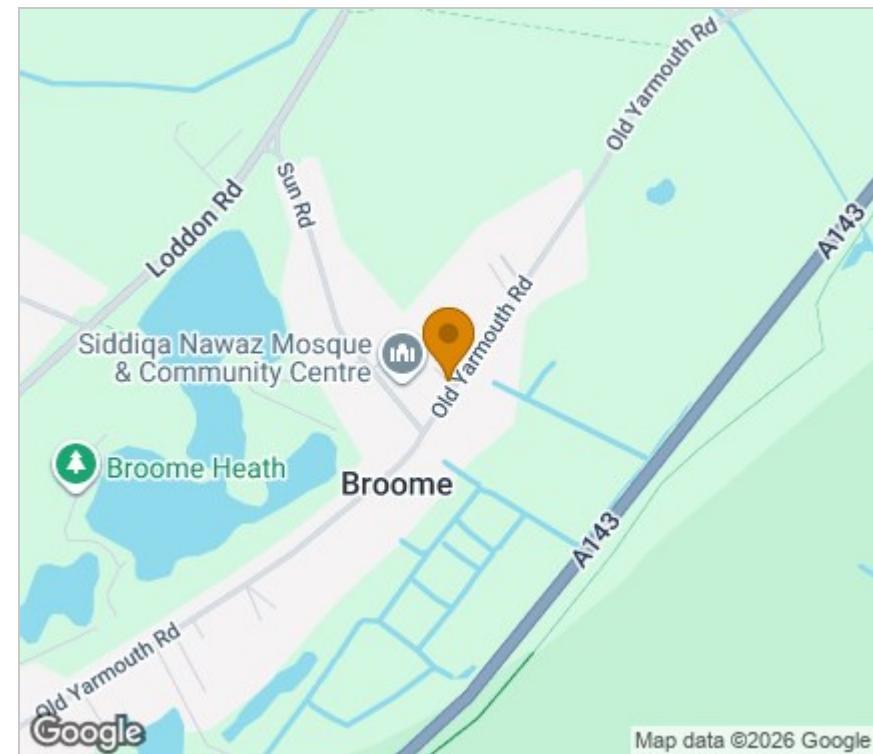
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## Floor Plan



## Area Map



## Energy Efficiency Graph

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

## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432  
if you wish to arrange a viewing appointment for this property or require further information.

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