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The Garden House,
Broome, Bungay.

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McINTYRE**
ESTATE AGENTS

Norwich - 15 miles
Bungay - 3 miles
Beccles - 6.2 miles
Loddon - 4.2 miles

Situated in the heart of this popular village we are pleased to present this stunning **NEW BUILD, FOUR DOUBLE BEDROOM** detached home. Completed last year by the current owners the property offers an exceptional standard of finish with un-compromised space. On the ground floor a stunning open plan family kitchen dining room and 23.ft sitting room offer superb living space whilst upstairs the master suite and three exceptional double bedrooms are found. Outside the immediate gardens are landscaped and the drive offers ample parking and access to the oversized garage. Across the drive the garden plot extends offering the new owners scope to build as per the current planning permissions or extend the existing outside space.



Property

Entering this exceptional home we are welcomed by the entrance lobby which flows open plan directly into the stunning family kitchen dining room, this room sets the standard we find throughout the house with space and light in particular focus. Timber effect flooring lines the room and contrast beautifully against the modern kitchen units and stone effect work surfaces. Ample space is made for our dining and seating options allowing the space to work perfectly for family life and entertaining. The kitchen area boast storage and working space in abundance whilst a fitted dishwasher, oven and hob feature. An ash staircase rises to the first floor with storage below and french doors open to the exceptional sitting room. At over 23.ft again the space is un-compromised. A wood burning stove provides a cosy focal point whilst two large windows look to the front and rear aspects. French doors lead onto the patio and enjoy the south westerly aspect. Back in the kitchen we find the utility room which leads to outside and internally to the ground floor lavatory and integral garage. Climbing the stairs light flows from the roof window onto the generous landing. At the foot of the landing we find the first two double bedrooms both enjoying a recess for wardrobes. At the head of the stairs the family bathroom boasts the excellent standard found throughout with a large bath and shower over, w/c and impressive vanity unit with fitted sink. Opposite a generous double looks to the rear aspect whilst the master suite completes the accommodation. This wonderful room boasts two walking wardrobes along with an exceptional en-suite which offers a double width 'step in shower', w/c and wash basin.







Outside

From Yarmouth Road we approach the property via a private driveway which gives access onto the driveway of The Garden House on our left and the adjoining garden plot on the right. The brick weave drive offers ample parking and leads to the integral over sized garage which is accessed via an electric roller door. A path leads to both sides of the property whilst a step leads us to the front door. The gardens have been superbly landscaped with a mix of stone and timber providing a superb patio area and attractive flower beds. At the rear we approach via a ramp allowing access to the house for all. Across the drive the plot extends to offer an mirror of that the house is set on. This space comes with the benefit of planning for a second dwelling or would make a super addition to the current garden space.

Location

The property is located in the attractive village of Broome which is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke', 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 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Air source central heating. All mains connected.

Energy Rating: B

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR35 2NZ

Tenure

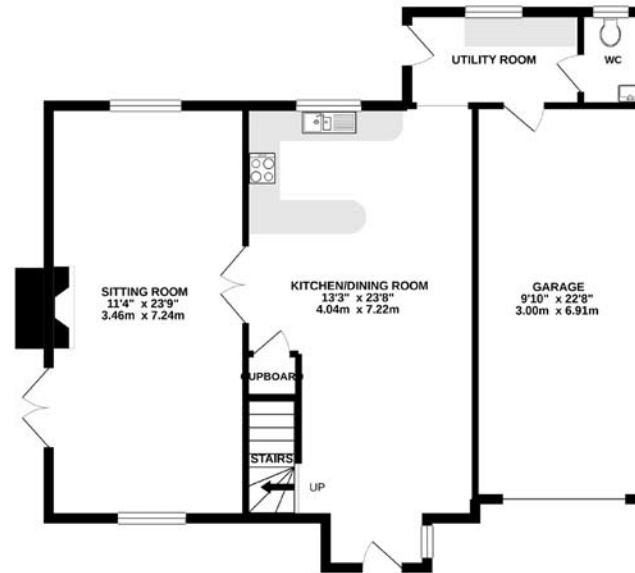
Vacant possession of the freehold will be given upon completion.

Agents' Note

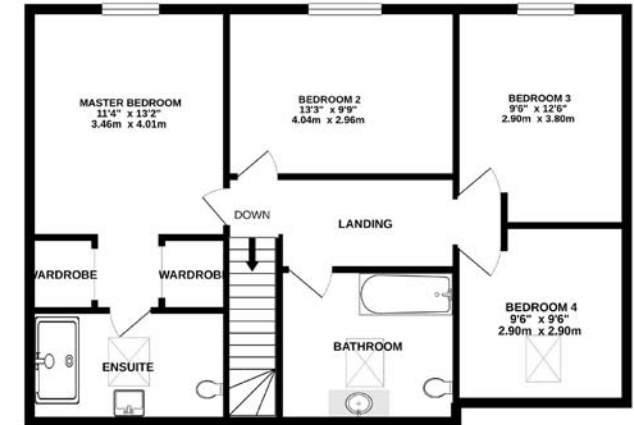
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £475,000

GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

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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.

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