



Yarmouth Road, Broome, Bungay

Guide Price £550,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached Bungalow
- ✓ Private & Secluded Location
- ✓ 0.5 Acre Plot (stms)
- ✓ Two Double Bedrooms
- ✓ Renovated Internally & Beautifully Presented
- ✓ Two Shower Rooms
- ✓ Three Reception Rooms
- ✓ Driveway Parking & Double Garage

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS
& WATSON**



Set back from the road down a LONG PRIVATE DRIVEWAY within a STUNNING WOODED LOCATION is this DETACHED BUNGALOW, which has been lovingly RENOVATED by the current owners, to include NEW uPVC double glazed WINDOWS, NEW BATHROOMS, updated KITCHEN and extended DINING ROOM. The property sits within a PRIVATE PLOT of some 0.5 ACRES (stms) and benefits from AMPLE DRIVEWAY PARKING and a DOUBLE GARAGE. The accommodation all on one level comprises an entrance hallway leading to TWO DOUBLE BEDROOMS - with the main room benefiting from BUILT-IN WARDROBES and an EN-SUITE SHOWER ROOM. There is a further well fitted SHOWER ROOM, a cosy sitting room with WOOD BURNER, kitchen and walk in pantry room, with a separate UTILITY SPACE. The GARDEN ROOM and DINING ROOM can be found OPEN PLAN to the kitchen - both with doors out onto the STUNNING SOUTH FACING garden. This property offers a high degree of privacy and occupies a highly sought-after location.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR35 2PE), but to help you... Leaving Bungay, take the third exit onto the A143 heading East towards Great Yarmouth, and straight over at the second roundabout. Take the next slip-road on the left-hand side onto Old Yarmouth Road and make your way through the village of Broome, where the property can be found on your right hand side, indicated by our For Sale board.

AGENTS NOTE

Buyers are advised the property is accessed via long shingled private driveway. The property has private septic tank drainage and oil fired central heating.

The property is approached via a long shingled private driveway with the property set back from the roadside. Opening to large shingled driveway with ample parking, front lawns, planted borders and pathway leading to main entrance door. From the front driveway there is access to the double garage.

Obscure double glazed entrance door to:



ENTRANCE HALL

Wood effect flooring, radiator, uPVC double glazed window to front, telephone point, smooth covered ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

14' 8" x 14' 2" (4.47m x 4.32m) Fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to front x3, range of built-in bedroom furniture, smooth covered ceiling with recessed spotlights, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, shower cubicle with electric shower, tiled splash backs, extractor fan, wood effect flooring, heated towel rail, uPVC double glazed window to rear, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

11' 1" x 10' 9" (3.38m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, smooth covered ceiling with recessed spotlights.

SITTING ROOM

15' x 13' 1" (4.57m x 3.99m) Cast iron multi-fuel burner set within a decorative fire place fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth covered ceiling.

SHOWER ROOM

8' 3" x 6' 3" (2.51m x 1.91m) Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, double shower cubicle with electric shower, tiled splash backs, extractor fan, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front, built-in airing cupboard, smooth ceiling with recessed spotlights.

KITCHEN

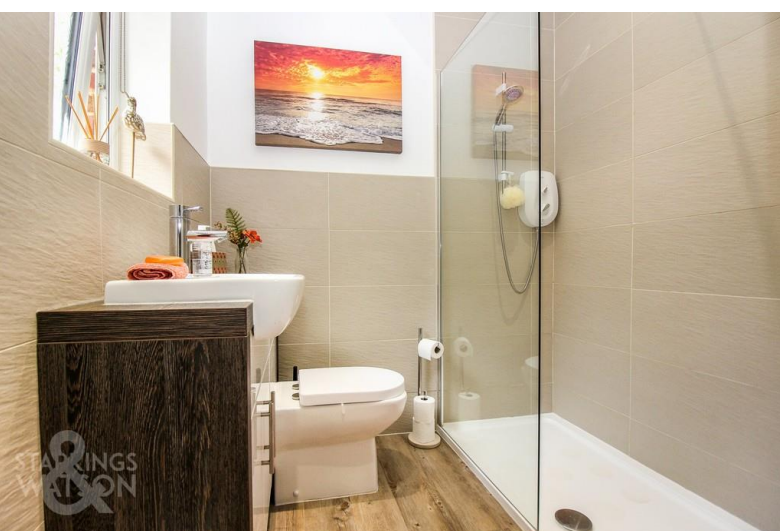
16' 7" x 7' 4" (5.05m x 2.24m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob, built-in electric oven, integrated fridge, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, floor standing oil fired central heating boiler, smooth covered ceiling with recessed spotlights, opening to garden room and dining room, door to utility room, door to:

PANTRY

6' 3" x 3' 9" (1.91m x 1.14m) Wood effect flooring, radiator, uPVC double glazed window to front, telephone point, smooth ceiling, fitted wall and base level kitchen unit with work surfaces over and tiles splash backs.







UTILITY ROOM

12' x 6' 2" (3.66m x 1.88m) Fitted range of base level units with complementary rolled edge work surfaces, space for fridge, space for washing machine, space for tumble dryer, wood effect flooring, uPVC double glazed window to side x3, uPVC double glazed window to rear x4, uPVC double glazed door to side.

GARDEN ROOM

12' 5" x 9' 9" (3.78m x 2.97m) Wood effect flooring, radiator, uPVC double glazed window to rear x2, uPVC double glazed French doors to rear, television point, smooth covered ceiling, opening to:

DINING ROOM

10' 5" x 5' 7" (3.18m x 1.7m) Wood effect flooring, uPVC double glazed window to front, uPVC double glazed windows to side, uPVC double glazed windows to rear, velux window x2 to front and rear, uPVC double glazed French doors to side, smooth vaulted ceiling.

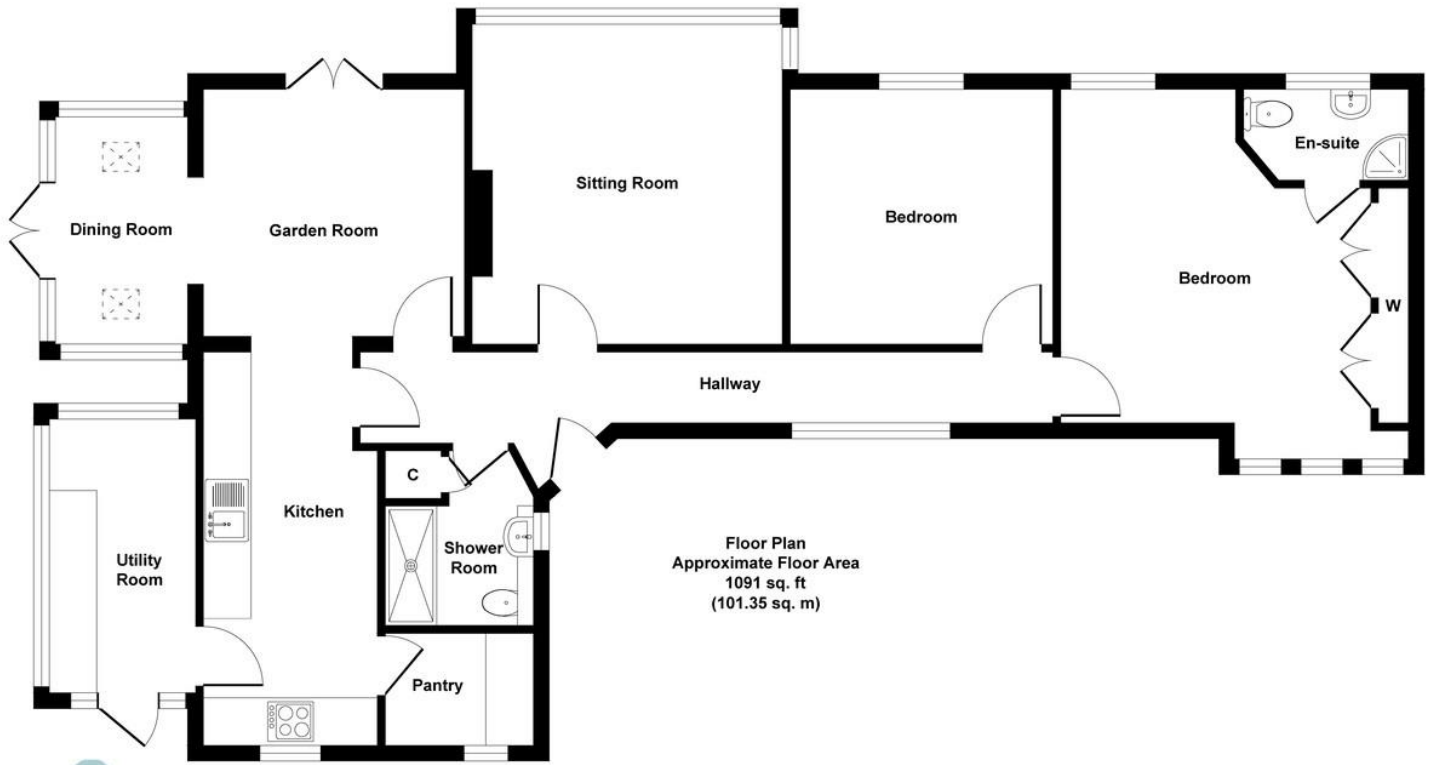
OUTSIDE

Accessed via doors in the garden room onto a stunning patio, this generous south facing garden is mainly laid to lawn and very private benefitting from a leafy wooded aspect. Within the garden you will find various planted borders and mature shrubs as well shingled borders and hedging, whilst a secluded side terrace can be found with side access on both sides of the property leading to the front driveway.

GARAGE

20' 3" x 15' 8" (6.17m x 4.78m) Up and over door to front, window to side x2, door to side, storage above, power and lighting.





Approx. Gross Internal Floor Area 1091 sq. ft / 101.35 sq. m

Agents Note: 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

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