



Yarmouth Road, Broome, Bungay

Offers In Excess Of £550,000 Freehold

Energy Efficiency Rating : C/D

- ✓ Detached Family Home
- ✓ Self Contained One Bedroom Annexe
- ✓ Sought After Village Location
- ✓ Generous & Private Rear Gardens
- ✓ Ample Parking & Double Garage
- ✓ Three/Four Receptions
- ✓ Three/Four Bedrooms
- ✓ Two Well Fitted Bathrooms & Cloakroom

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





This WELL PRESENTED FAMILY HOME occupying a GENEROUS PLOT within the village of BROOME, offers comfortable accommodation extending to approximately 1900 Sq ft (stms) - including a well fitted SELF CONTAINED ANNEXE, ideal for secondary accommodation, multi generational living or income generation. The property itself offers a welcoming entrance hallway with cloakroom, study/bedroom, well fitted kitchen/dining room, sitting room with doors onto the garden - opening into a garden room, completing the ground floor. On the first floor you will find THREE DOUBLE BEDROOMS - one of which benefits from an EN-SUITE SHOWER ROOM. There is also a family bathroom in addition. Externally the rear and side gardens offer a high degree of privacy, with PRIVATE TERRACE PATIO and extensive lawns. To the front there is ample OFF-ROAD PARKING and a DOUBLE GARAGE. The front also gives access to the SELF CONTAINED ANNEXE offering a bathroom, double bedroom and open plan KITCHEN/SITTING ROOM.

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 2NZ), 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. At the sharp left hand bend continue over still on Yarmouth Road where the property can be found on the right hand side before the pub.

Hard standing driveway with ample off road parking, front lawn, planted borders with mature shrubs, access to double garage and self contained annexe, gated side access and pathway leading to main entrance door.

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, uPVC obscure double glazed window to front x2, stairs to first floor landing, built-in storage cupboard, coved ceiling, doors to:



CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling.

STUDY/BEDROOM

12' 2" x 7' 1" (3.71m x 2.16m) Fitted carpet, radiator, uPVC double glazed window to front, telephone point, electric fuse box, coved ceiling.

KITCHEN/DINING ROOM

16' 2" x 14' 6" (4.93m x 4.42m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, space for Range Style electric or gas cooker and extractor fan over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, under cupboard lighting, space for dining table, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed French doors to rear, coved ceiling.

SITTING ROOM

19' 5" x 13' 2" (5.92m x 4.01m) Fitted carpet, radiator x2, uPVC double glazed window to side, uPVC double glazed French doors to side, uPVC double glazed French doors to rear, television and telephone points, smooth coved ceiling.

GARDEN ROOM

12' 2" x 10' 6" (3.71m x 3.2m) Tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC obscure double glazed window to side, built-in storage cupboard, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

19' 7" x 13' 2" (5.97m x 4.01m) Wood effect flooring, radiator x2, uPVC double glazed window to side, uPVC double glazed window to rear x3, loft access hatch.

DOUBLE BEDROOM

12' 2" x 7' 1" (3.71m x 2.16m) Wood effect flooring, radiator, uPVC double glazed window to front, built-in storage cupboard, range of built-in bedroom furniture, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer tap, electric shower and glazed shower screen, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to front, coved ceiling.

DOUBLE BEDROOM

15' 8" x 9' 5" (4.78m x 2.87m) Wood effect flooring, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, coved ceiling, door to:







EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, double shower cubicle with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to front, coved ceiling with recessed spotlights.

OUTSIDE

Accessed via doors in the kitchen onto a private paved terrace ideal for outside dining, there are various planted borders, shrubs and mature hedging with pathway leading round the rear of the property to where you will find the main expanse of garden. The remainder of the garden is mainly laid to lawn with mature planting and hedging giving a high degree of privacy. There is a useful timber shed as well as side access on both sides leading to the front. The garden is fully enclosed with hedging, walls and fencing.

ANNEXE

Self contained annexe accessed from the front driveway.

ENTRANCE PORCH

Vinyl flooring, radiator, electric fuse box, smooth coved ceiling with loft access hatch, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, shaver point, extractor fan, vinyl flooring, uPVC double glazed window to rear, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

11' 1" x 9' 3" (3.38m x 2.82m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe, smooth coved ceiling.

KITCHEN//RECEPTION ROOM

15' 7" x 13' 6" (4.75m x 4.11m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, space for fridge/freezer, space for dining table, space for soft furnishings, wood effect flooring, radiator x2, uPVC double glazed window to side, television and telephone points, smooth coved ceiling with recessed spotlights.

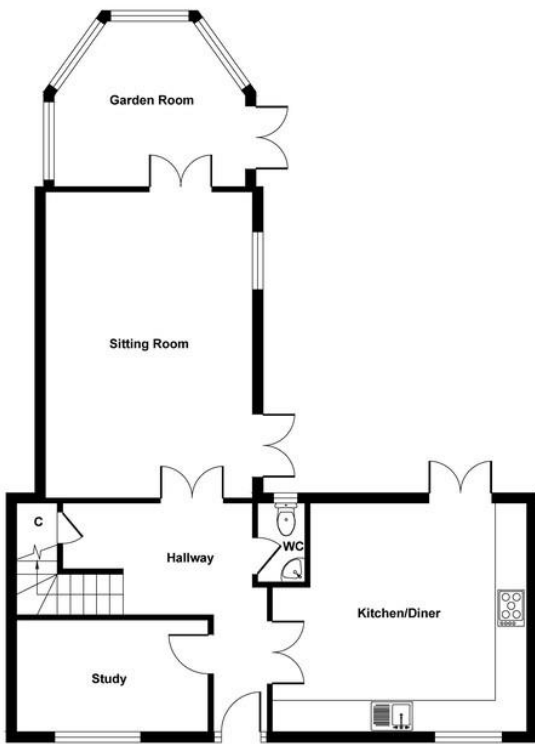
DOUBLE GARAGE

Up and over door to front, storage above, power and lighting.

AGENTS NOTE

Buyers are advised the property has private drainage in the form of a Klargestor and oil fired central heating. The house and the annexe are separately rated for council tax, but form part of the same title.





Ground Floor
Approximate Floor Area
730 sq. ft
(67.81 sq. m)



First Floor
Approximate Floor Area
730 sq. ft
(67.81 sq. m)



Annexe
Approximate Floor Area
439 sq. ft
(40.78 sq. m)

Approx. Gross Internal Floor Area 1899 sq. ft / 176.40 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 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 are advised to recheck the measurements