

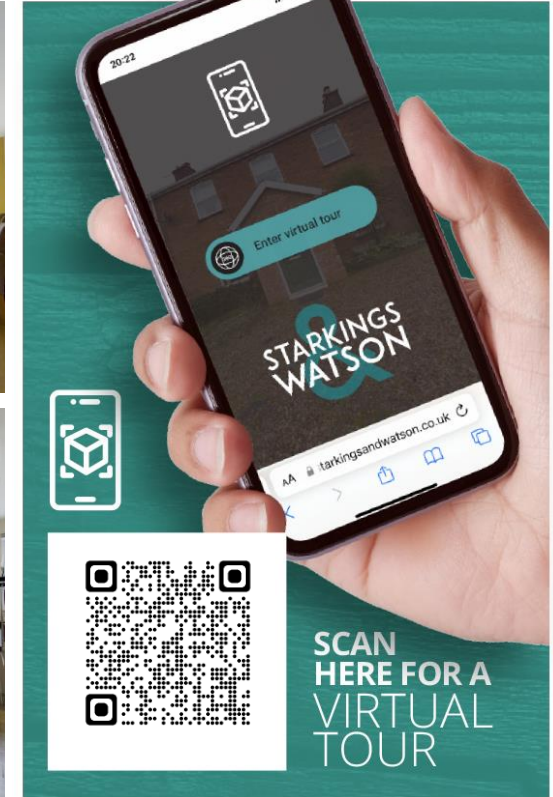
YARMOUTH ROAD

Broome, Bungay NR35 2PE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

FOR SALE
PROPERTY



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- Detached Bungalow
- Extensively Renovated & Extended
- 1150 Sq. ft of Accommodation (stms)
- Main Bedroom with Dressing Room & En-Suite
- Open Plan Kitchen/Dining Room
- Sitting/Dining Room with Wood-burner
- Private 1/4 Acre Plot (stms)
- Solar Panels & Electric Car Charger

IN SUMMARY

This DETACHED BUNGALOW situated within the SOUGHT AFTER VILLAGE LOCATION of Broome has been EXTENSIVELY RENOVATED and EXTENDED by the current owners. Now offering MODERN, DISABLED FRIENDLY accommodation extending to approximately 1150 Sq. ft (stms). The property also benefits from a private 0.24 ACRE PLOT (stms), 4.2 KW of SOLAR PANELS and an ELECTRIC CAR CHARGING POINT. Internally you will find a central hallway leading to a main bedroom with adjoining DRESSING ROOM and EN-SUITE WET ROOM, SITTING/DINING ROOM with WOOD-BURNER, impressive OPEN PLAN kitchen/dining room, utility space, further wet room/shower room and second double bedroom. The location of the bungalow is wonderful for buyers wanting the peace and quiet of village life and backs directly onto Broome Pits ideal for dog walking.

SETTING THE SCENE

Approached from the Yarmouth Road onto a private shingled driveway providing ample off road parking for a number of vehicles, this leads via a secure gate onto a hard standing side driveway and to the garage beyond. The front garden is laid to lawn with various mature shrubs and planting. There is further access to the other side of the

bungalow leading to the rear garden. Within the front driveway you will also find a wall mounted electric car charging point.

THE GRAND TOUR

Entering via the main entrance door into a small entrance porch, this leads to the central hallway with a large walk-in storage area housing the oil-fired central heating boiler. The first room can be found on the left which is the main bedroom - a lovely bright room with walk-in wardrobe and en-suite wet room. The sitting/dining room can be found on the opposite side of the hallway with a wood effect flooring, dual aspect to front and side and a wood-burner. The large extended open plan kitchen/dining room can be found to the rear of the bungalow with a utility area and second wet room/shower room leading off as well as the second double bedroom. The modern kitchen has been well fitted with breakfast bar area and houses integrated fridge/freezer, dishwasher and eye level oven as well as a gas hob and extractor fan. The dining area offers plenty of space for a large dining table and opens directly onto the garden. The property has been finished with uPVC double glazing, oil fired central heating and fibre broadband to the house.

THE GREAT OUTDOORS

The private rear garden is accessed from the dining room onto a hard standing paved patio with raised brick built planted borders, access to a brick built workshop/store and side access to the detached garage also which has power and light and storage space above. From the paved terrace there is access to the side driveway. The main part of the garden is laid to lawn with a gated access leading directly onto Broome Pits behind ideal for dog walking. Within the rest of the garden you will find a collection of timber built workshops and sheds and further raised planted beds. The garden is enclosed with timber and wire fencing.



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Bungay Office on **01986 490590**



OUT & ABOUT

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. Also, from the rear garden of the property there is a padlocked rear gate with direct access to Broome heath with fishing lakes and walking.

FIND US

Postcode : NR35 2PE

What3Words : ///instant.shed.elevates

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised there are 4.2 KW of solar panels producing an income to the front south facing roof space as well as an electric car charging point.

Disclaimer: 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
1154.08 ft²
107.22 m²

