



Yarmouth Road, Broome, Bungay

Guide Price £675,000 Freehold

Energy Efficiency Rating : D

- ✓ Ready for a New Buyers Style!
- ✓ 1930's Detached Family Home
- ✓ Over 2500 Sq ft (stms)
- ✓ Approx. 0.78 Acre Plot (stms)
- ✓ Three Reception Rooms
- ✓ Vast 20' Garden Room
- ✓ Lawned Gardens & Private Woodland
- ✓ Sweeping Driveway & Garage

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





### IN SUMMARY

This SUBSTANTIAL 2500+ SQ FT 1930's BAY FRONTED FAMILY HOME offers an IDYLIC SETTING with a plot extending to approximately 0.78 ACRES (stms), with FORMAL GARDENS and PRIVATE WOODLAND. Set back from the road with a SWEEPING DRIVEWAY, ample parking and a GARAGE can be found. Finished with CENTRAL HEATING and DOUBLE GLAZING, the accommodation is now ready for a new owner to put their own mark on the space. Inside you find a 15' RECEPTION HALL, 13' family room, BEAUTIFUL 15' SITTING ROOM with feature FIRE PLACE, STUNNING 20' GARDEN ROOM offering a VAST ENTERTAINING SPACE with PANORAMIC GARDEN and WOODLAND VIEWS, open plan 21' KITCHEN/DINING ROOM, utility room and cloakroom to the ground floor. The GALLERIED LANDING leads to FOUR GENEROUS DOUBLE BEDROOMS including the main bedroom with EN SUITE and further family bathroom. Boasting a SOUTHERLY aspect the GARDENS feature a LARGE DECKED SEATING AREA, lawned garden, wildlife pond and WOODLAND with beautiful walks and wildlife.

### SETTING THE SCENE

The property is set back from the road with a sweeping shingle driveway, front brick wall adding privacy and a useful turning circle leading to the main property and adjoining garage. A wealth of mature planting adds to the privacy, with gated access leading to the rear garden.

### THE GRAND TOUR

Heading inside, you are greeted by the reception hall, offering a warm and welcoming space with attractive tiled flooring and under floor heating under foot, wood panelling and dado rail. Stairs lead to the first floor landing with storage cupboard under. Doors lead off to the family room which is bay fronted and finished with wood flooring, whilst the bay fronted sitting room is opposite, again finished with wood flooring. Double doors open up to the garden room which is of brick and timber construction with double glazed windows to side and rear, double glazed French doors to rear garden, tiled flooring with under floor heating and attractive vaulted ceiling. This can be open plan but currently offers windows and a door to the kitchen/dining room which offers an extensive fitted range of base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap and filtered water tap, tiled splash backs, space for 'Range' style gas cooker with extractor fan, tiled flooring with under floor heating, central island with inset one and a half bowl stainless steel bowl sink with mixer tap, space for fridge/freezer and dishwasher, exposed brick work and a built-in pantry cupboard. The utility room leads off with a fitted range of base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, space for washing machine and tumble dryer, under floor heating, floor standing oil fired central heating boiler, built-in storage cupboard, and a useful door to the garage. Lastly, the cloakroom offers a two piece suite.



Heading up to the galleried landing, there is a built-in airing cupboard housing hot water tank, with doors to four double bedrooms - two are dual aspect, and the main bedroom offers an extensive range of built-in furniture. The en suite is a white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, and free standing rolled top bath with mixer shower tap. The family bathroom is a luxury white four piece suite comprising low level W.C, pedestal hand wash basin, free standing bath with mixer shower tap, double shower cubicle with twin head thermostatically controlled rainfall shower and tiled splash backs.

### THE GREAT OUTDOORS

Extending to approximately 0.78 acres (stms), the property occupies a mature plot which is a haven for wildlife. With a range of formal and wildlife gardens, along with extensive woodlands and an array of woodland walks, the garden was once something to behold. For the current vendors use, a number of buildings have been erected which will be removed prior to completion. This will leave the main garden ready for landscaping. As part of these structures being built, the main soil was removed and wire installed to stop any animals from digging and burrowing. Leading from the garden room a patio area offers an ideal alfresco dining space, with feature pond and timber built bridge. A timber gate opens up to the main woodland with various paths and walk-ways installed, with space for seating areas. A useful timber built shed offers storage, with gated access to the front driveway. The garage is integral with an up and over door to front, power and lighting.

### 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.

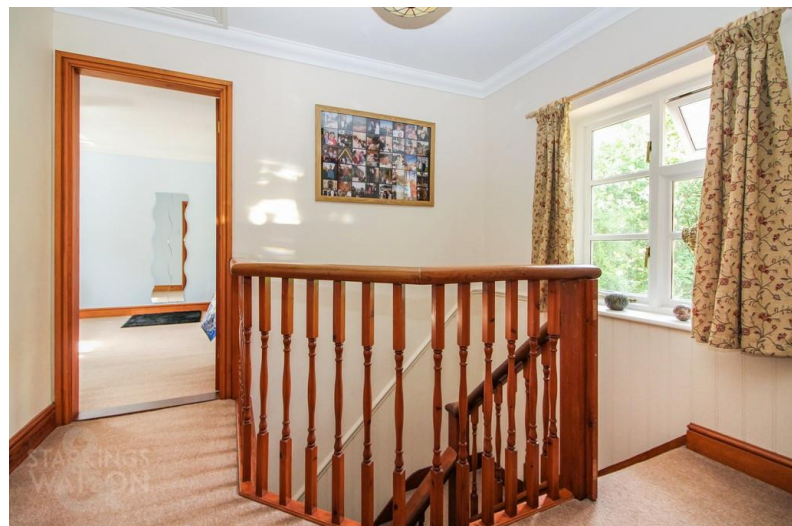
### FIND US

Postcode : NR35 2PE

What3Words : ///fillers.flash.distorts

### VIRTUAL TOUR

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





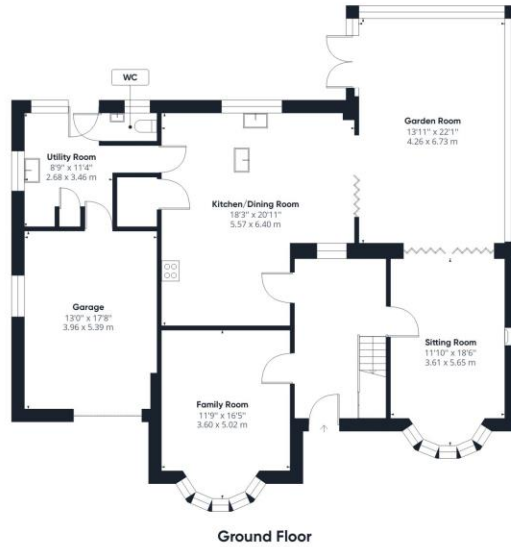


#### **AGENTS NOTE**

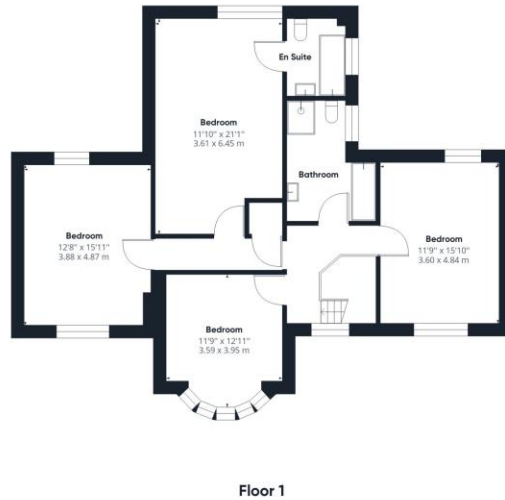
The property has been used for a commercial enterprise and as such, historic photos have been used to demonstrate how the property originally looked.

Potential purchasers are advised to speak with our office before travelling to view the property, to understand the exact condition and situation.





**Approximate total area<sup>(1)</sup>**  
 2579.26 ft<sup>2</sup>  
 239.62 m<sup>2</sup>



(1) Excluding balconies and terraces

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

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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.