

SUN ROAD

Broome, Bungay NR35 2RW

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



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- No Chain!
- Detached Bungalow
- Quiet Village Location
- Three Reception Rooms
- 1400 Sq. Ft Internally (stms)
- Two Double Bedrooms
- Dressing Room & En-Suite
- Garden Backing Onto Fields

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW located in the sought after village location of BROOME, with the wonderful BROOME PITS on your doorstep, offers impressive INTERNAL ACCOMMODATION of approximately 1400 Sq. ft (stms) as well as private and MATURE FRONT and REAR GARDENS. Internally you will find a porch and entrance hallway, kitchen/breakfast room, sitting room, SEPARATE DINING ROOM, large CONSERVATORY/GARDEN ROOM, store room, family bathroom, TWO DOUBLE BEDROOMS, a DRESSING ROOM and EN-SUITE. Externally, the rear gardens are mature and generous backing onto fields and to the front, further gardens and DRIVEWAY PARKING. The property benefits from uPVC DOUBLE GLAZING and OIL-FIRED central heating.

SETTING THE SCENE

Approaching the property via Sun Road you will find a hard standing driveway providing off road parking with a generous lawned front garden, benefiting from mature planting and shrubs. There is a paved

pathway leading to the main entrance door to the front as well as gated and semi private side terrace with hard standing.

THE GRAND TOUR

You will find a porch entrance leading to the main central hallway with built-in storage cupboard and loft hatch access. The kitchen/breakfast room is located to the front and offers ample cupboard storage with an island unit, gas hob, integrated eye level oven and plenty of space for all white goods. Within the kitchen you will also find the oil-fired central heating boiler and access to the side garden. You will then find the bathroom with a shower and storage, and a double bedroom off the hallway as well as the main bedroom which benefits from a dressing room and en-suite shower room - with tiled splash backs, heated towel rail and built-in storage. The main sitting room offers dual aspect to front and side with a feature fireplace and leads directly into the dining room. The dining room opens directly via double doors onto the rear garden and also provides access to the large conservatory to the rear. This impressive room is multi-functional giving access to the garden and a further store room.

THE GREAT OUTDOORS

The private rear garden is a lovely space to be enjoyed backing onto fields. The garden is mainly laid to lawn with a variety of mature shrubs and planting with hedging enclosing the boundary. There is a paved patio leading from the rear of the bungalow, timber shed, access to the dining room via double



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doors and side access to the right leading to the front.

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. Broome also offers the wonderful Broome Pits ideal for dog walking and fishing. 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 (1 hr 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 2RW

What3Words : ///stick.pockets.twinkled

VIRTUAL TOUR

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

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⁾
1397.06 ft²
129.79 m²

