



Yarmouth Road, Broome - NR35 2PE

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HYBRID ESTATE AGENTS



## Yarmouth Road

Broome, Bungay

Located within the highly SOUGHT AFTER village of BROOME and SET BACK from the road down a LONG PRIVATE DRIVEWAY, this STUNNING WOODED LOCATION is home to this DETACHED BUNGALOW, which has been lovingly RENOVATED by the current owners and extends to approximately 1250 Sq. ft (stms). In addition you will find a detached timber clad HOME OFFICE with SHOWER ROOM (with annexe potential) and a range of outbuildings, as well as large amounts of DRIVEWAY PARKING all set within the magnificent 0.5 ACRE PLOT (stms). Internally the bungalow offers WELL PRESENTED ACCOMMODATION with FOUR AMPLE BEDROOMS, FAMILY BATHROOM, kitchen/breakfast room, utility room, sitting room and dining room. The property could easily be extended further if desired - subject to planning, and offers a huge array of possibilities due to the size of the private plot and position of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

Sizeable Detached Bungalow

- Private & Exclusive Plot
- Grounds Extending to 0.5 Acre (stms)
- Two Reception Rooms
- New Kitchen & Separate Utility
- Purpose Built Home Office with Shower
- Sought After Village Location



**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.

#### SETTING THE SCENE

The property is tucked away from the road and approached via a long shingle driveway with timber panel fencing, laurel hedging and trees running alongside. Halfway along the driveway there is a five bar gate and the driveway then opens to a large parking and turning area. Access is provided to the main property and timber storage shed with power and light, and a separate timber storage shed. To the side of the property there is then a large garage with French doors to front, with the rear section having been converted into bedroom accommodation. There is also a side access which leads to the rear garden from the frontage.





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### THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch entrance and welcoming hallway giving access to the majority of the accommodation. The hallway has a wood effect flooring. The kitchen is the first room on the right offering a wood effect flooring, ample shaker style cupboard units, butler sink, rolled edge work surfaces, space for a range style oven, space for fridge/freezer and further white goods, as well as built-in cupboard and space for a breakfast table. The adjacent utility room provides further cupboard space as well as space for white goods and access to the front driveway. The sitting room can be found accessed from the kitchen overlooking the wonderful rear garden and offers wood effect flooring and a wood burner. The dining room can be found leading off the sitting room with light flooding through the three windows and double doors leading onto the rear terrace. The same wood effect flooring continues from the sitting room. Accessed from the central hallway you will then find the bedroom wing with a newly fitted family bathroom with rainfall shower over the bath. There are then three ample bedrooms, one of which has built-in storage and one gives access to the fourth and final bedroom which was once part of the garage. This bedroom also provides access to the rear terrace. This completes the internal accommodation with the property benefiting from LPG gas fired central heating and uPVC double glazing.

### FIND US

Postcode : NR35 2PE

What3Words : ///shiver.spoons.bystander

### VIRTUAL TOUR

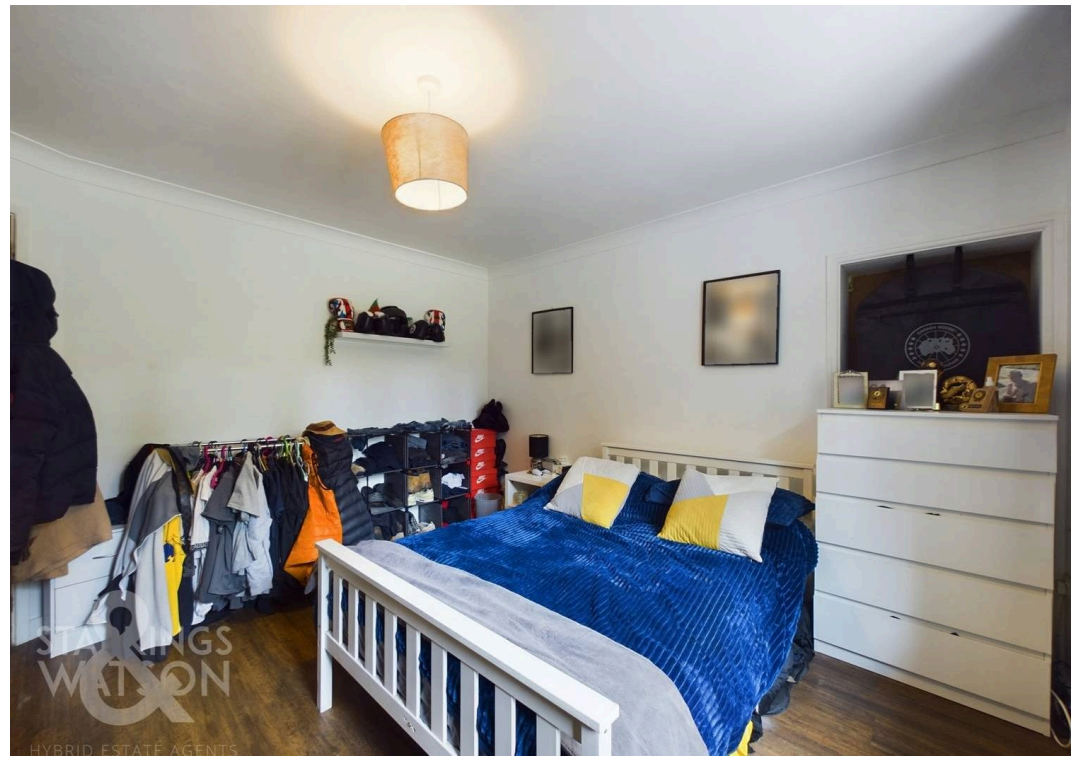
View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Buyers are advised the property has private drainage via septic tank.

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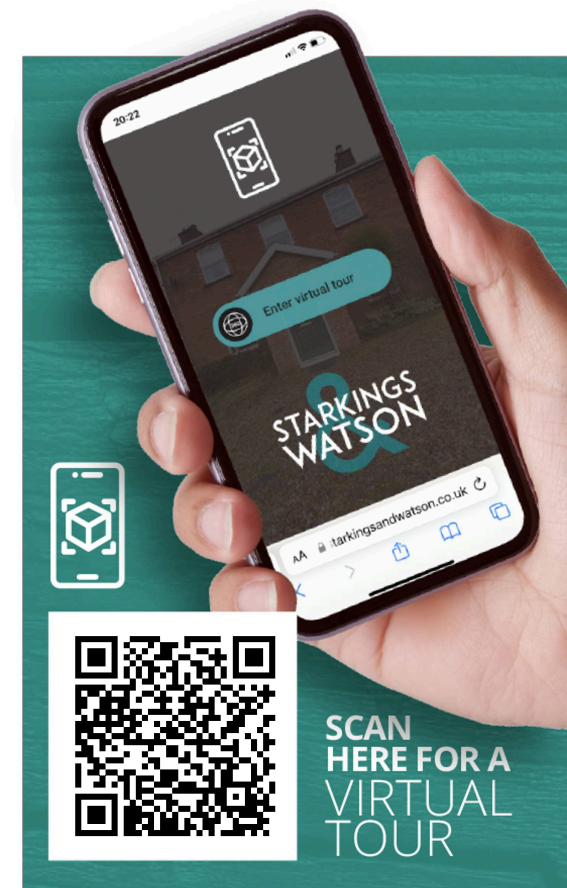
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## THE GREAT OUTDOORS

Entering the rear garden through the French doors, a paved patio extends across the rear of the property connecting to the outside. There are then steps down to the main lawn with a central pathway leading to the Home Office building at one end of the garden, and a wonderful Tree lined aspect to both sides and rear. The home office building measures 6m x 3m with a wonderful Scandinavian style timber panelling, power and running water. There is a shower room with Aqua boarding and a sitting area with space for a desk and soft furnishings, the ideal home office or possible annexe space (stp). Opposite there is a building which was to be converted into a home gym also but is currently an unconverted store room.





Building 1

**Approximate total area<sup>(1)</sup>**

1212.00 ft<sup>2</sup>

112.60 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.



## Starkings & Watson Hybrid Estate Agents

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