



Yarmouth Road,
Broome, Bungay.



**MUSKER
M^CINTYRE**
ESTATE AGENTS

Bungay - 2 miles
Beccles - 6.9 miles
Norwich - 15 miles
Southwold - 18 miles

A most exciting opportunity to purchase this stunning, detached four bedroom, family home enjoying a delightful established yet low maintenance plot that extends to 0.64 Acre (stms). The property has been superbly presented and configured, designed around modern family living and entertaining alike. At the rear French doors open to the delightful gardens where we find various seating areas, covered bar/ entertaining space and extensive lawns leading to a small wooded area. To the front the extensive driveway offers ample parking and leads to the double garage and separate workshop. The property is offered with No Onward Chain. Early viewing is recommended.



Property

Stepping through the front door of this fantastic family home we are welcomed by the entrance hall where the feeling of space and light that run throughout the property is instantly apparent, doors open to all of the ground floor rooms whilst an open banister staircase leads to the first floor. To our immediate right we step into the Sitting Room where our eye is drawn to the charming red brick fire place that houses the wood burner, a large bay window to the front aspect fills this room with natural light and enjoys the view over the front gardens. Heading back through the hall we pass the large under stairs cupboard and enter the exceptional Kitchen Diner. Having been fitted to the highest standard the kitchen offers a vast range of wall and base units set over tiled flooring and complemented by solid wood work surfaces. The units leave space for a large fridge freezer and all of the needed appliances whilst we find side by side in-built ovens, an induction hob with extractor over and a fitted microwave oven. A door from the kitchen area leads us to the patio whilst from the dining area French doors open to the patio providing a superb extension to the space when summer entertaining, from here we enjoy the view of the full length of the garden. Heading back through the hall we find the Cloakroom at the foot of the stairs and push open the double doors that lead us to the Living Room, at over 26.ft this exceptional space has been designed with family in mind. French doors to the garden and a large bay window fill the room with natural light whilst a feature fire with inset wood burner offer a cosy focal point to this vast space. Climbing the stairs to the first floor landing we find access to all of the first floor rooms and a large eaves storage space. At the far end of the hall we find the first two generous double bedrooms both enjoying fitted wardrobes and views of the grounds with the slightly larger room set to the front aspect. The family bathroom is set at the head of the stairs where the feeling of space that runs through the property is again very apparent. The bathroom is finished to a superb standard fitted with a contemporary suite comprising of a bath, separate shower, wash basin set within a vanity unit and low level w/c. The airing cupboard is found in this room and houses the modern hot water system. Heading to the opposite end of the hall we pass the third double bedroom before stepping into the generous master suite. Our eye is drawn to the French doors that open to the Juliet balcony which over looks the gardens and woodland beyond. The master bedroom again makes no compromise on space and boasts fitted wardrobes as well as enjoying an en-suite bathroom. The en-suite completes the accommodation and offers the high standard found throughout comprising of a modern suite with a double shower cubicle, w/c and wash basin again set in an extensive vanity unit.







Outside

Twin five bar gates open to frontage of this impressive home where we find uncompromised parking space that leads to the front door, double garage and workshop. The front gardens are framed with an attractive brick wall and mainly laid to lawn with mature planted shrubs and bushes set within the fenced boundaries whilst established trees are sited within the front lawn. Access to both sides of the house lead us to the rear gardens. As we head along the path we pass the workshop and wood stores to our left. The wood stores are open fronted whilst the workshop is accessed via barn style double doors offering a range of uses. The patio sits to the rear of the house with French doors that open from the Living Room and Dining Area providing the perfect space for summer entertaining. The patio is enclosed by raised planted beds whilst a stunning magnolia tree provides shade to this south facing seating area. A second entertaining space is set to the rear of the workshop offering a covered space that currently provides a bar and seating area. From here we head onto the extensive lawned gardens which in turn lead in to a well manicured woodland area.

Location

The property is located on the edge of the popular village of Broome which is just North of the market town of Bungay. The village has a good local pub 'The Artichoke' and local shops and primary schools in nearby Ellingham and Ditchingham. Bungay lies 2 miles away, within the attractive 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 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water.
Mains Drainage.
Oil Fired Central Heating.
Energy Rating: TBA

Local Authority:

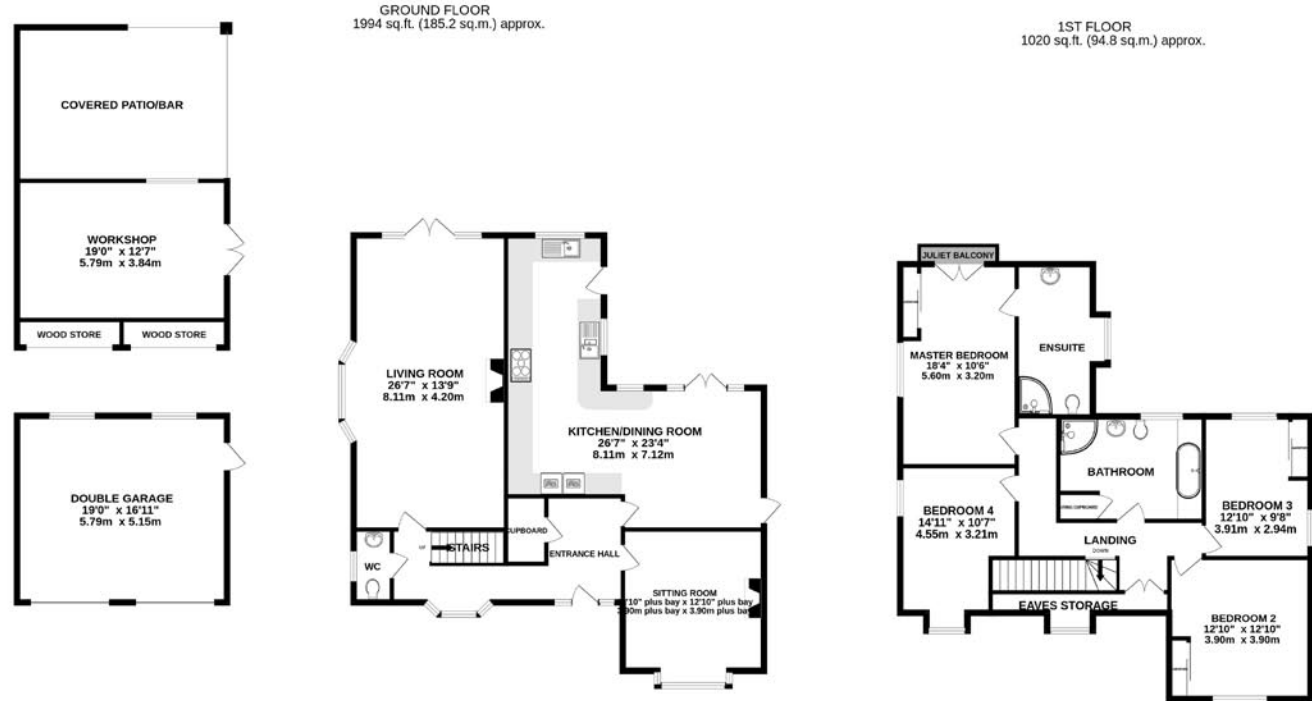
South Norfolk Council
Tax Band: F
Postcode: NR35 2PE

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



TOTAL FLOOR AREA : 3014 sq.ft. (280.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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