

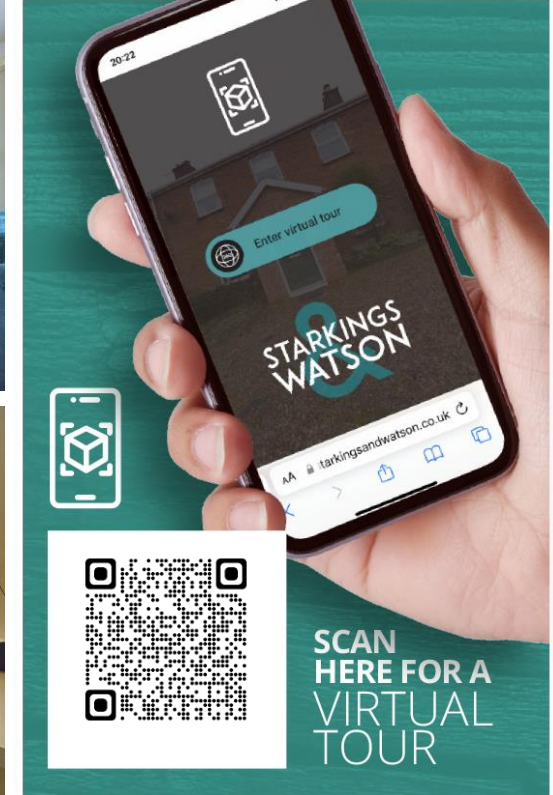
YARMOUTH ROAD

**Broome, Bungay NR35 2PE**

Freehold | Energy Efficiency Rating : TBC

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**STARKINGS  
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- Detached Family Home
- Sought After Location
- Wooded Plot of Approx. 0.55 Acres (stms)
- Two Generous Receptions & Garden Room
- Kitchen/Breakfast Room & Utility Room
- Four Ample Bedrooms
- Ample Driveway Parking
- Integral Garage

#### IN SUMMARY

Located within the SOUGHT AFTER and TREE LINED LOCATION of YARMOUTH ROAD in BROOME, you will find this HANDSOME 1930's built DETACHED FAMILY HOME sat within a STUNNING 1/2 ACRE PLOT (stms). The house itself offers HUGE POTENTIAL to EXTEND and IMPROVE if desired, and currently offers some 1550 Sq. ft (stms) to include an entrance hallway, W.C, sitting room and garden room, front reception room, kitchen/breakfast room and separate utility room which completes the ground floor. On the first floor you will find FOUR AMPLE BEDROOMS and a FAMILY BATHROOM. Externally there is a LARGE DRIVEWAY providing ample off-road parking leading to a garage. To the rear, there is a wonderful private garden with a large expanse of lawns, and a secret wooded garden with plenty of space to explore and enjoy for all the family.

#### SETTING THE SCENE

The property is approached via a sweeping driveway and low-level brick wall leading to the large shingled driveway, with off road parking for a number of vehicles. Also found to the front is a lawned front garden with mature hedging, planting and trees, as well as the attached single garage and gated side access on the left side of the property leading to the rear garden.

#### THE GRAND TOUR

Entering the main entrance door to the front you will find a welcoming entrance hallway with under-stairs storage and a W.C, as well as access to the first floor landing. The first room to the left is the dining room with bay window to the front and feature fireplace. On the opposite side of the hallway there is the main sitting room with two feature port hole windows, a fireplace with wood burning stove and double doors to the conservatory. The conservatory beyond offers access to the rear garden. Heading back to the central hallway you will find the kitchen/breakfast room offering ample cupboard storage and rolled edge work surfaces as well as space for various white goods and a free-standing electric oven. You will also find the oil-fired central heating boiler, double door out to the rear garden and space for the dining table. From the kitchen there is access to the utility room which offers further storage cupboards and space for white goods as well as access to the rear garden. The garage is integral with an up and over door, power, light and storage over. This completes the ground floor accommodation. Heading up to the first floor landing you will find an abundance of natural light overlooking the rear garden and loft hatch access with built-in storage also. Accessed from the landing there are four ample bedrooms. Three comfortable double rooms to the rear overlooking the garden, one of which has a built-in cupboard, as well as vanity sink unit and storage. To the front there is a smaller room currently used as an office/bedroom. The main bedroom can be found to the front with a built-in storage cupboard and feature bay window to the front. The family bathroom can be found adjacent. The property benefits from uPVC double glazing and oil-fired central heating.

#### THE GREAT OUTDOORS

The stunning and private rear garden is made up of a number of sections and forms part of the very generous 0.55 acres plot (stms). Leading from the utility room or



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kitchen you will find a partially covered rear terrace which is paved and shingled providing the perfect spot for outside dining. This in turn leads onto the main section of lawn with various planted borders, trees and shrubs, as well as a small pond, timber shed and summer house with covered seating area. There is a gate leading into the working end of the garden where you will find further lawns, a greenhouse and shed all of which are flanked by mature trees. This section leads via another gate into the woods to the rear where additional space can be found. The wooded area has a pathway leading to the end of the plot and houses a range of trees and mature shrubs.

#### 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 : ///emulating.ideals.hostels

#### 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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Approximate total area<sup>(1)</sup>  
 1573.07 ft<sup>2</sup>  
 146.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

