

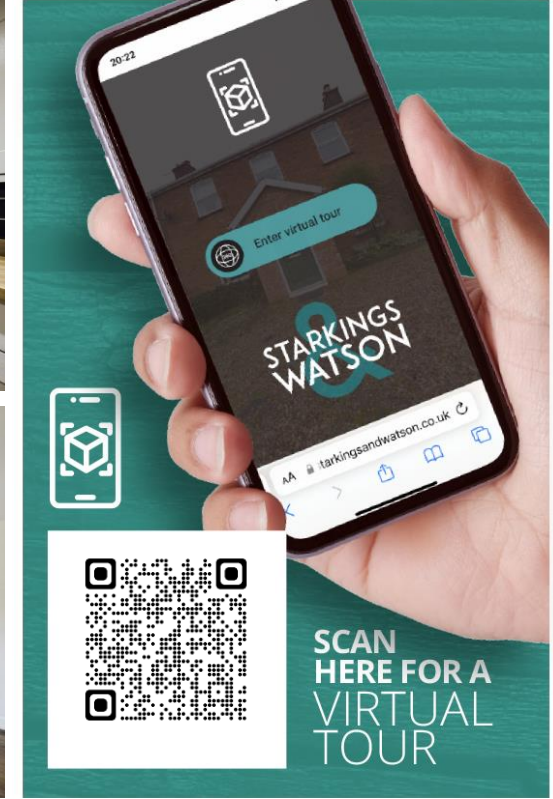
YARMOUTH ROAD

**Broome, Bungay NR35 2PE**

Freehold | Energy Efficiency Rating : TBC

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
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- No Chain!
- Semi-Detached Renovated Cottage
- Flexible Accommodation
- Sitting Room & Conservatory
- Sought After Position in Broome
- Brand New Kitchen & Utility Room
- Off Road Parking Space to Rear
- Private Gardens to Front & Side

### IN SUMMARY

NO CHAIN. Located on the YARMOUTH ROAD in BROOME you will find this END TERRACE CHARACTER COTTAGE which in the past few years been renovated, whilst retaining much of the ORIGINAL CHARACTER. The accommodation extends to approximately 1100 Sq. ft (stms), with a very flexible layout. Internally you will find an entrance hall to the rear, opening into the main reception room with an extended conservatory beyond. The KITCHEN has been NEWLY FITTED and offers a range of units with rolled edge work surfaces as well as the ORIGINAL BREAD OVEN and exposed brick wall. This opens into the utility room under a velux window, with a W.C adjoining. Completing the ground floor is another character reception room to the front with WOOD BURNER and fireplace. On the first floor there are THREE AMPLE BEDROOMS and a shower room. Externally, gardens are found to the front and side with a HARD STANDING PARKING space to the rear.

### SETTING THE SCENE

The property is approached from the rear with access

over the shared driveway. There is space to park one vehicle on the private hard standing parking area to the rear of the cottage. From here you will find the main entrance to the cottage as well as gated access to the side and front gardens.

### THE GRAND TOUR

Entering via the main door to the rear of the cottage you will find an entrance hall, a flexible space which could be used in a number of ways, with under stairs cupboard and access to the kitchen. This room is open plan to the main reception room with a continuation of the wood effect flooring, access to the extended conservatory to the front and a small inner hallway giving access to the first floor landing. Adjacent you will also find access to the second reception, a traditional room full of character with exposed brick fireplace and wood burner, as well as original pamment tiled flooring. Beyond is a well fitted newly installed kitchen offering a range of units with wood effect works surfaces over, and space for a range of white goods. There is an integrated electric oven and hob as well as original fireplace housing a traditional bread oven. The kitchen opens into the utility room with matching units and further space for white goods, as well as providing access to the W.C adjacent. Heading up to the first floor landing you will find a large double bedroom to the front with built-in storage cupboard. There is then a further bedroom to the rear and a single bedroom to the front housing a cupboard with the gas fired central heating boiler. The shower room can then also be found with attractive contrasting tiling and a heated towel rail.



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



**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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## THE GREAT OUTDOORS

The gardens are a blank canvas, found to the side and front of the cottage. Mainly laid to lawn with a timber shed and enclosed with timber fencing meaning the gardens are private.

## 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 (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 : ///slopes.publisher.evolution

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised the drainage is via a septic tank located in the front garden and the driveway is shared to the side with a right of access. Central heating is provided via an LPG Calor Gas system.

 <p>HYBRID ESTATE AGENTS</p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1154.38 ft<sup>2</sup> 107.25 m<sup>2</sup></p> <p><b>Reduced bedroom</b></p> <p>9.94 ft<sup>2</sup> 0.92 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p> Reduced bedroom (below 1.5m/4.92ft)</p>	<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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