



Sun Road, Broome,
Nr Bungay, Suffolk.



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ESTATE AGENTS

An exciting opportunity to acquire this deceptively spacious, detached two/three bedroom bungalow, situated in the popular village of Broome. The property is presented in good condition throughout with some light cosmetic updating required whilst offering a deceptively spacious and versatile space. Outside an in and out driveway provides a generous parking area whilst at the rear the generous garden enjoys open field views. The property is offered with no onward chain. Inspection by viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Study
- Conservatory
- Utility Room & Cloakroom
- Shower Room & Separate W/C
- Master Bedroom
- Guest Bedroom
- Third Double Bedroom/Home Office
- Ample Parking
- Generous Rear Garden

The Property

Entering this detached bungalow via the front door we are welcomed by the entrance hall where the feeling of space and light that flows throughout the home is instantly apparent. On our right we pass the shower room and separate W/C before find the two spacious double bedrooms set to the rear enjoying a view over the garden. Both rooms boast built-in wardrobes whilst the guest bedroom enjoys French doors opening to the garden. At the front of the hall we step into the sitting room. At over 18.ft this generous space is designed around family life and entertaining alike. A large bay window fills the room with natural light whilst a feature fire offers a cosy focal point to the space. A door from here leads to the kitchen dining room which can also be accessed from the hall. The kitchen again offers uncompromised space at over 21ft. A large window lights up the dining area whilst an attractive range of wall and base units complement the room. Solid wooden work surfaces contrast against the units as does the terracotta floor tiles. A second large window is set over the sink and a door opens to the side garden area and parking. Back in the hall we step through the study which leads to both the conservatory and utility room. This area offers versatile use and could possibly serve as secondary accommodation (stpp) From the conservatory we enjoy a view of the rear garden and fields beyond with French doors leading onto the patio. The utility room is of super proportions and incorporates a second W/C. From here we step into the third bedroom/home office space which offers again versatile use depending on a purchasers needs. This completes the accommodation.









Outside

From the road an in and out driveway provides our generous parking area which is softened by the established front garden. A range of planted trees and shrubs screen the property from the road and fill the space with colour, whilst a wall forms our front boundary. A path leads to the front door whilst gated access leads to the rear garden. The rear gardens offer a superb yet manageable plot which is laid to lawn and framed with a variety of planted borders boasting a range of perennial shrubs and plants. From the conservatory French doors lead out to the large patio which extends around the garden offering sunny seating areas throughout the day. At the rear a low set fence secures the boundary whilst allowing us to enjoy the open field views beyond.

Location

The property is located on the edge of the rural village of Broome which 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 two 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 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

Oil Fired Central Heating.
Mains Water & Private Drainage.
Mains Electricity.
EPC Rating: E

Local Authority:

South Norfolk Council
Council Tax Band: D
Postcode: NR35 2RW

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.

Guide Price: £325,000

GROUND FLOOR
1440 sq.ft. (133.8 sq.m.) approx.

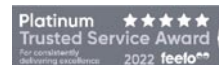


TOTAL FLOOR AREA: 1440 sq.ft. (133.8 sq.m.) approx.

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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Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Diss 01379 644822
Loddon 01508 521110
Halesworth 01986 888205



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To arrange a viewing, please call 01986 888160

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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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