



122 YARMOUTH ROAD  
BROOME



Detached four bedroom cottage sitting on a generous plot of 0.98 acres (sts) with outbuildings offering enormous potential.

**The cottage is set well back from the road and accessed by a driveway which opens to reveal a beautiful established plot with lawned gardens lead on to woodland. The property sits side on to the plot, facing South, and would benefit from remodelling to fully maximise the space.**

Entering from the side to a spacious porch which has plumbing for a sink and door opening to an entrance hall with stairs rising to the first floor and further door opening to a double aspect sitting room. Also accessed off the hallway is a room which lends itself to a number of uses but could serve very well as a study as its tucked away location would give peace and quiet to someone working from home. The dining room is located in the centre of property and links well with the kitchen beside. From here access is also gained to a conservatory which has lovely views over the garden. The kitchen has a further staircase leading to the first floor and useful utility room with storage cupboards housing the hot water tank and oil fired boiler. The ground floor accommodation is completed

by a WC.

On the first floor there are four double bedrooms all of which enjoy views over the grounds of the property. Two bedrooms have built in storage and the master bedroom has an ensuite shower room. A family bathroom completes the first floor accommodation.

#### TENURE

Freehold.

#### SERVICES

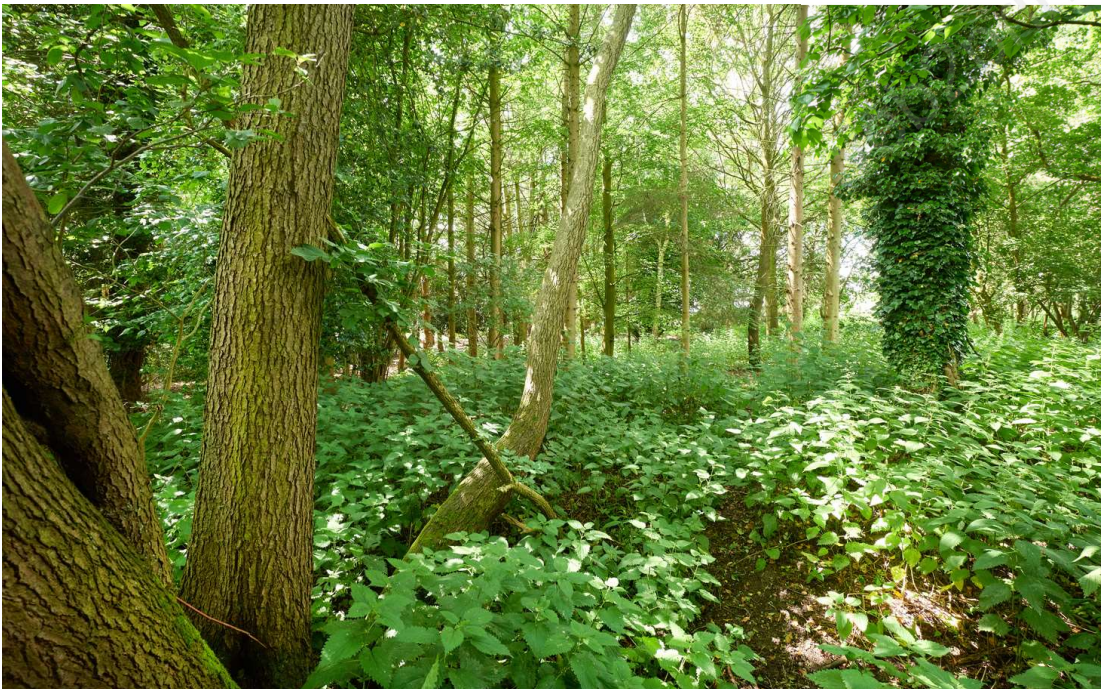
Mains electricity and water are connected. Central heating is provided by way of oil and drainage is to a private system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

South Norfolk Council. Band - E

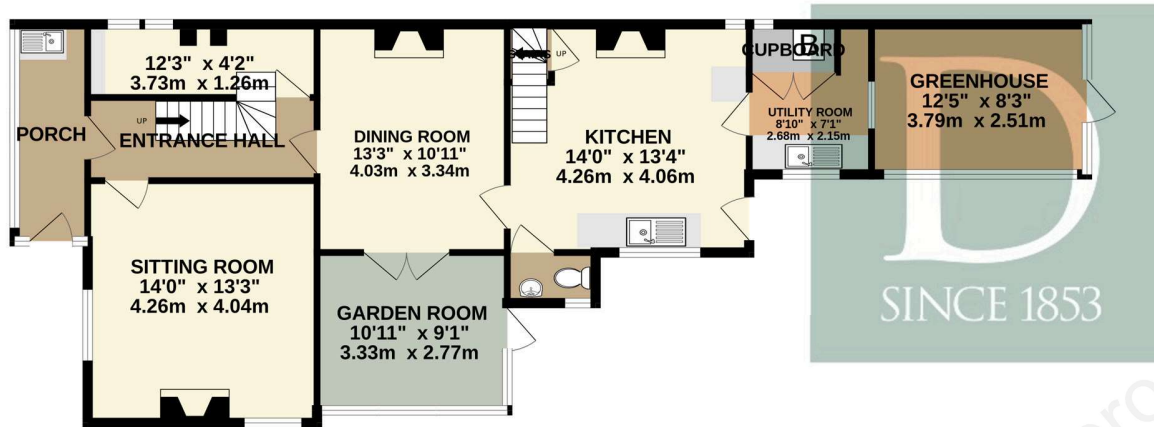




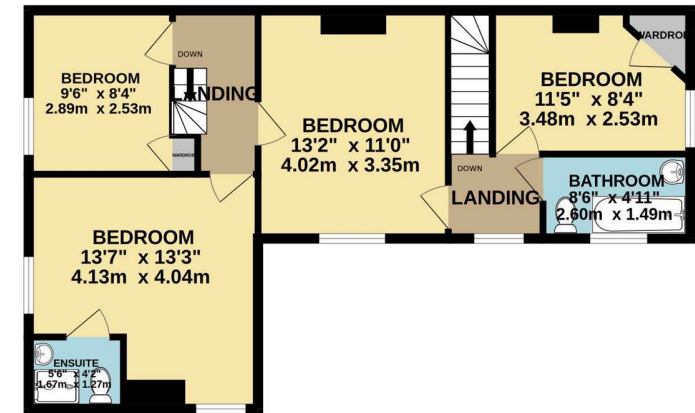
EXCITING  
RENOVATION  
OPPORTUNITY

## FLOOR PLAN

GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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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