

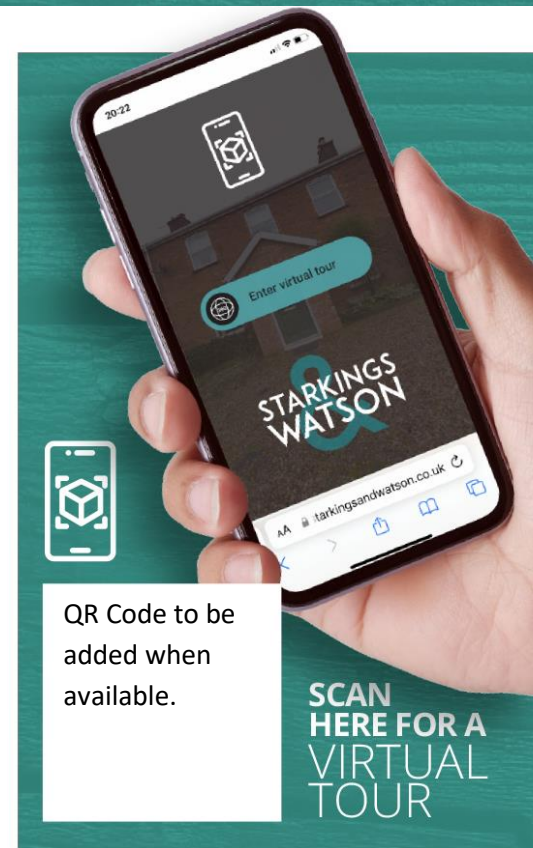
CHURCH LANE

Broome, Bungay NR35 2EJ

%tenure% | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- High Specification Barn Conversion
- Over 1000 Sq. ft (stms)
- Ample Parking & Electric Car Charger
- Lawned Frontage & Courtyard
- 30' Open Plan Kitchen/Living Space
- Two Double Bedrooms
- Wet Room & Family Bathroom
- Rural Setting

IN SUMMARY

This MODERN single storey BARN CONVERSION occupies a STUNNING RURAL SETTING close to BUNGAY and LODDON, and only a short drive to NORWICH. Forming part of a small development, the internal finish is HIGH SPECIFICATION with under floor heating via a ground source system. The large FRONTAGE and COURTYARD GARDEN offer outside space, with AMPLE PARKING and electric CAR CHARGER. Internally, over 1020 Sq. ft (stms) of accommodation can be found, centred on the 30' OPEN PLAN KITCHEN/LIVING SPACE, the kitchen offers a BESPOKE KITCHEN with MARBLE SURFACES and INTEGRATED APPLIANCES, along with a CENTRAL ISLAND. A useful UTILITY ROOM leads off, with TWO BEDROOMS with solid oak wood flooring, WET ROOM in a PERIOD STYLE and FAMILY BATHROOM.

SETTING THE SCENE

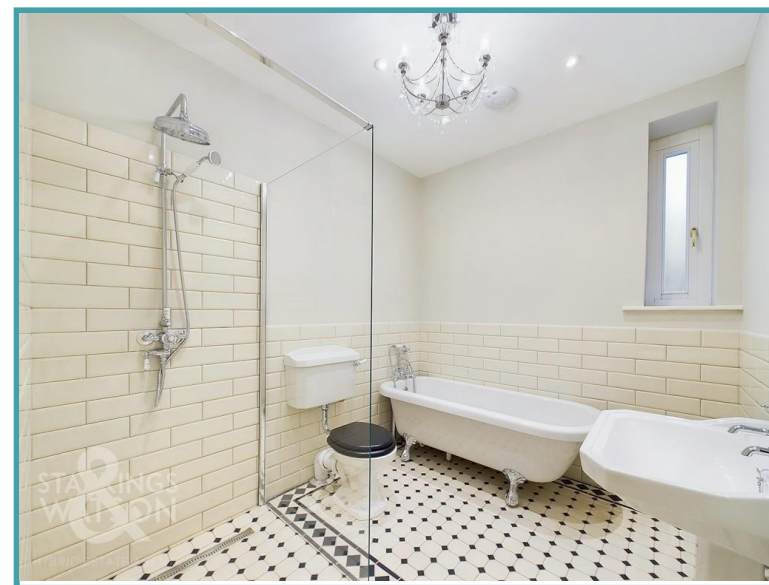
With a shingled driveway to the front, a large lawned expanse is enclosed with newly planted hedging. The pathway continues to a patio area with doors leading from the sitting room.

THE GRAND TOUR

Heading in the main entrance hall, a tiled floor can be found under foot for ease of maintenance, with space for coats and shoes. A door brings you into the open plan kitchen/living space, extending to over 30' with room for soft furnishings, dining table and the kitchen itself. With tiled flooring and under floor heating running under foot, spotlighting can be found above, with French doors to front and door to the rear courtyard. The kitchen is bespoke and high quality with marble surfaces and an inset electric induction hob and built-in electric double oven. A dishwasher and fridge freezer are built-in, with the central island creating a breakfast bar and offering further storage. The inner hall way leads to the rest of the accommodation, starting with the utility/laundry room, with a matching finish to the kitchen, and integrated washing/dryer. The two double bedrooms offer oak wood flooring and windows to front. The wet room is opposite, with a three piece suite comprising a period style suite with a thermostatically controlled shower, and tiled splash backs. The family bathroom is a matching style, with a second wet room style shower, rolled top bath and contrasting tiled splash backs and flooring. The under floor heating continues through all rooms.

THE GREAT OUTDOORS

A small enclosed courtyard can be found to the rear, whilst the front gardens offer an attractive tree lined outlook.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



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 (1 hr 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 2EJ

What3Words : ///expel.attention.whirlwind

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^m
1021.37 ft²
94.89 m²

(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.

