

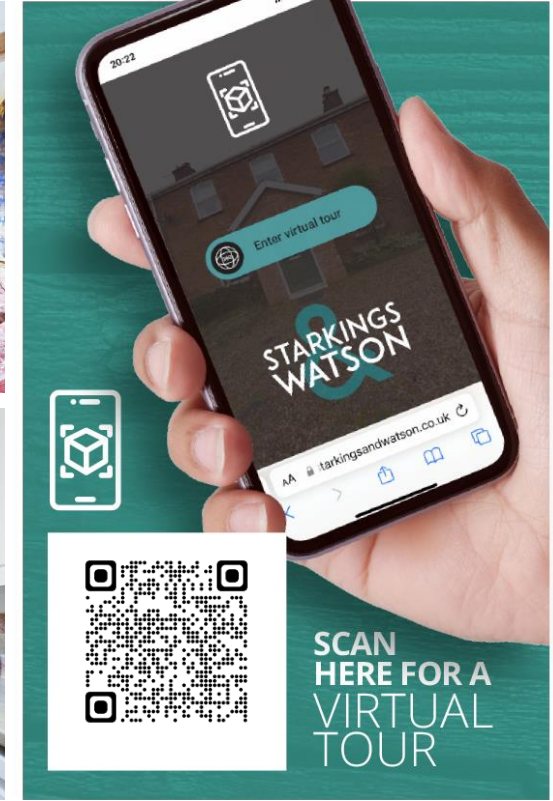
YARMOUTH ROAD

**Broome, Bungay NR35 2PE**

Freehold | Energy Efficiency Rating : E

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**STARKINGS & WATSON**

- End of Terrace Cottage
- Wonderful Rear Gardens with Outbuildings
- Generous Plot of 0.12 Acres (stms)
- Two Generous Receptions
- Separate Kitchen
- Bathroom & Shower Room
- Two Ample Bedrooms
- Excellent Village Location Opposite Broome Lakes

#### IN SUMMARY

Located within a SOUGHT AFTER location opposite BROOME PITS with access to great walking and countryside is this END OF TERRACE COTTAGE that's been extended over the years to create a WONDERFUL CHARACTERFUL HOME. The cottage itself extends to approximately 850 SQ FT (stms) and offers a marvellous rear garden with a plot of 0.12 ACRES (stms). Presented in excellent order you will find an entrance porch, downstairs w/c and shower room, main sitting room with WOODBURNER, large dining/garden room to the rear and separate kitchen. On the first floor there are TWO BEDROOMS and a family bathroom. Externally the rear gardens are very generous in size and beautifully kept offering a haven for keen gardeners. There are a range of OUTBUILDINGS and a garage as well as OFF ROAD PARKING to the front and rear.

#### SETTING THE SCENE

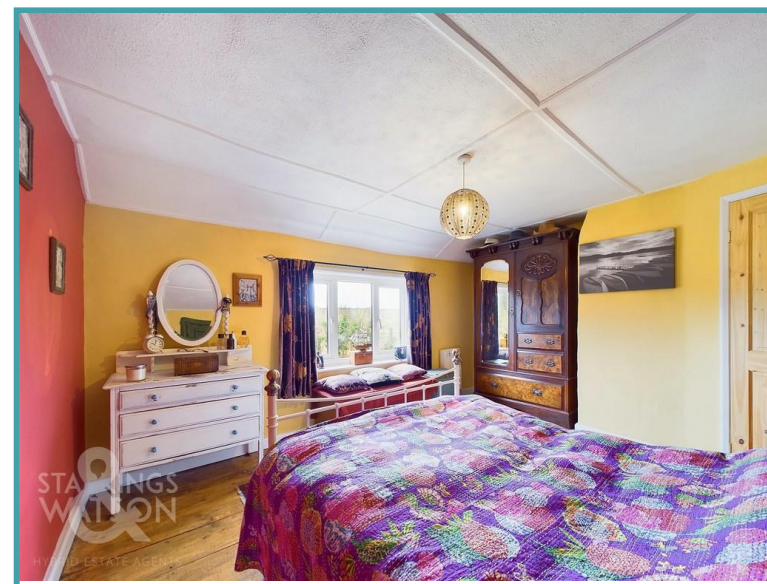
The property is approached via the track to the side onto the front shingled driveway providing ample driveway parking for multiple vehicles. The frontage is enclosed with low level fencing and planted borders. The main entrance door is found to the front with a porch entrance.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a useful porch entrance with space for coats and shoes leading into the entrance hallway with stairs to the first floor landing, tiled flooring and understairs cupboard. Off the hallway there is a shower room with W.C benefiting from a thermostatic shower. The main sitting room is the first room you come to with wood effect flooring and a brick built fireplace with woodburner. This leads into the dining room which opens onto the rear garden which has wood effect flooring and double doors onto the rear patio. Off the dining room is the separate kitchen which offers a range of units with rolled edge worktops over. The kitchen also offers an integrated electric oven and induction hob with extractor fan over as well as space for fridge/freezer and washing machine. There is also a rather nice exposed brick wall creating a feature. Heading up to the first floor landing you will find wood floors and a large window to the side allowing plenty of light. There is a family bathroom with bath, W.C and hand wash basin. Following a feature curved wall you will find two bedrooms, the main being to the front with wood flooring and a window with views across Broome Pits. There is another bedroom to the rear overlooking the garden. The property is finished with uPVC double glazing and modern recently installed electric panel heaters.

#### THE GREAT OUTDOORS

The stunning rear gardens span over 100 ft (stms) and offer a number of different areas, the ideal haven for keen gardeners. The first part of the garden leading from the doors in the dining area is paved and covered creating the ideal space for table and chairs. There are



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shingled planted borders and raised beds leading to a wonderful nature pond with rockery. Leading via a brick archway you will find the main section of lawned garden flanked by mature hedging and timber fencing. There is a timber shed at the end of the lawn with large vegetable garden behind. Beyond is a greenhouse, further timber shed with power and light, garage also with power and lighting with parking space in front of the garage. There is a paved pathway leading up the centre of the garden to rear and there is access from the side track into the garden as well as from the rear.

#### 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 : ///prestige.sprouted.singing

#### 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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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.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>

851.2 ft<sup>2</sup>

79.08 m<sup>2</sup>

