

SUN ROAD

# Broome, Bungay NR35 2RW

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



QR Code to be added when available.

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- Detached Family Home
- Presented In Immaculate Order
- Three Impressive Reception Rooms
- Kitchen/Dining Room & Utility Room
- Galleried Landing & Newly Fitted Family Bathroom
- Four Generous Bedrooms
- Stunning, Landscaped Walled Garden
- Carriageway Drive, Garage & Studio/Workshop

#### IN SUMMARY

Sitting proudly at the end of a SOUGHT AFTER ROAD in a SEMI-RURAL VILLAGE POSITION you will find this STUNNING PERIOD HOME with FIELD VIEWS benefiting from extended accommodation and a generous and BEAUTIFULLY MAINTAINED corner plot. Internally the accommodation spanning some 1600 SQFT (stms) is finished to a very high standard and offers THREE WONDERFUL RECEPTION ROOMS with a 'back to back' WOODBURNER between the sitting and dining room. There is a kitchen/breakfast room, utility and W/C completing the ground floor. On the first floor off the galleried landing you will find FOUR GENEROUS BEDROOMS with a JULIETTE BALCONY and EN-SUITE to the master. There is also a NEWLY RE-FITTED FAMILY BATHROOM finished to a high standard. Externally, you will find an 'in out' Carriageway DRIVE providing plenty of parking with a DETACHED GARAGE. The WALLED REAR GARDEN is beautifully landscaped and benefits from a LARGE DETACHED INSULATED STUDIO also.

#### SETTING THE SCENE

Approached via Sun Road opposite woodland you will find an 'in out' shingled carriageway drive providing a generous amount of parking. The driveway to the side leads to the detached garage with electric up and over door. There is gated side access on both sides of the house leading to the rear garden. You will also find well kept lawns, mature planting, trees and shrubs to the front and side. The main entrance door is found to the front of the house which is partially covered.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a traditional entrance hallway with stairs to the first floor. There is wooden flooring and understairs cupboard. To the right you will find a formal dining room with a brick built back to back fireplace housing a woodburner. To the left of the hallway is snug / reception and an under-stairs cupboard with dual aspect and another fireplace housing a woodburner. The main sitting room can be found to the rear of the house benefiting from the other side of the back to back fireplace and woodburner in the dining room. The sitting room is a lovely bright space with dual aspect and two sets of bi-folds onto the rear garden. Adjacent, off the hallway is the utility room and downstairs w/c. The utility offers a second sink, under counter storage and space/plumbing for white goods. This leads to the w/c with the wall mounted gas fired boiler. The kitchen is the final room on the ground floor and offers a range of fitted units and wooden worktops over with a central island unit / breakfast bar. There are integrated appliances to include eye level oven, microwave and space for range style oven with extractor fan over. There are doors leading out onto the rear lawns and patio. Heading up to the first floor landing there is a bright galleried landing with sky light allowing plenty of natural light. To the front of the house there are two generous double bedrooms both of which have fireplaces, one has a built in wardrobe and one has a dual aspect. There is then the smallest fourth bedroom, still a double currently used as a dressing room. To the rear of the house you will find the re-fitted family bathroom offering a free standing roll top bath and separate shower with rainfall head as well as high specification fittings, a high flush w/c and built in cupboard. The main bedroom is also found to the rear of the house with a dual aspect and a Juliette balcony overlooking the garden and the fields beyond. There is also a small en-suite shower room.

#### THE GREAT OUTDOORS

Found to the rear of the house and access via bi-folds in the sitting room or a door in the kitchen, you will find the stunning walled garden. The garden is kept in immaculate order just like the house and offers a high degree of privacy as well as being fully enclosed with the brick wall surrounding. Leading from the



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Bungay Office on **01986 490590**



house there is an initial paved terrace ideal for outside dining and entertaining. To the side there is a timber summer house as well as an apple tree and plenty of mature planting and shrubs. The main expanse of garden is laid to lawn with planting borders surrounding. Within the rear garden you will find a detached recently added studio/workshop, timber built with power and light ideal for home working. The studio measures approx. 20ft and benefits from being fully insulated also. You will find gated access on both sides of the house leading to the frontage.

#### 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 Heath ideal for dog walking and fishing Lakes. Bungay lies 2 miles away, within the popular Waveney Valley and offers a good range of all the necessary amenities which include 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 2RW

What3Words : ///clincher.navigate.harvest

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised the property benefits from LPG gas for the central heating. There is private drainage via a septic tank. The rest of the services are mains connected.

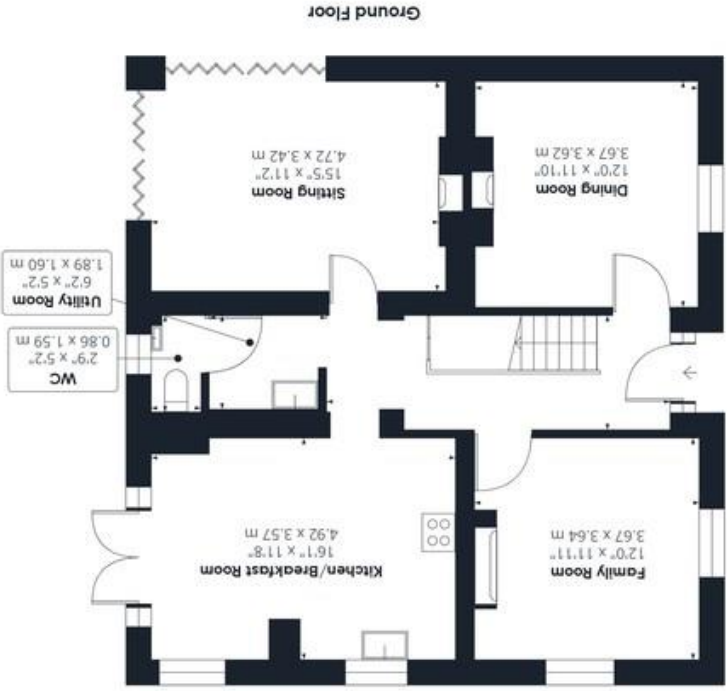
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Price:



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Approximate total area<sup>m</sup>  
1603.87 ft<sup>2</sup>  
149 m<sup>2</sup>

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