

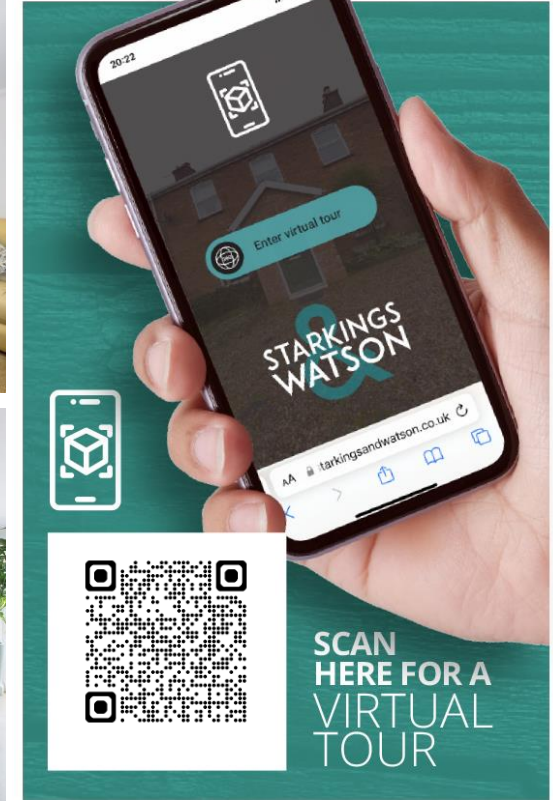
YARMOUTH ROAD

**Broome, Bungay NR35 2NZ**

Freehold | Energy Efficiency Rating : B

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

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**STARKINGS & WATSON**

- Newly Built Detached Home
- Field Views to Side & Rear
- Efficient to Run with Air Source Heating
- Two Main Reception Rooms
- Impressive Kitchen/Dining Room & Utility
- Four Generous Bedrooms
- Private Landscaped Rear Gardens
- Driveway Parking & Garage

#### IN SUMMARY

NO CHAIN! Built only 3 years ago, this DETACHED FOUR BEDROOM FAMILY HOME was built by reputable local builders BADGER HOMES and forms part of a very small development on the edge of the popular village of BROOME. The property is the last home in the row meaning it benefits from field views and open aspect to side and rear. The house itself is well presented and chain free benefiting from modern air source UNDERFLOOR HEATING to the ground floor and accommodation extending to approx. 1500 SQFT (stms). You will find a large hallway with w/c, sitting room, dining room, open plan kitchen/diner and utility room as well as FOUR AMPLE BEDROOMS, an en-suite and family bathroom. Externally there are private LANDSCAPED GARDENS, plenty of parking and frontage as well as detached single garage.

#### SETTING THE SCENE

To the front and found at the end of the small cul-de-sac set back from Yarmouth Road you will find plenty of lawned frontage which could easily be landscaped and used as parking if required. There is hard standing driveway to the side of the house which in turn leads to the single garage with up and over door. There is a side

gate from the driveway to the rear garden as well as side door leading to the utility. The main entrance door is found to the front which is partially covered with a storm porch.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with a w/c and stairs to the first floor landing as well as built in storage cupboards. The main sitting room to the right offers a dual aspect to front and rear with double doors opening onto the rear garden. To the front of the house there is a dining room which is a generous and flexible space. The open plan kitchen/dining room is found to the rear, a lovely sunny room with bi-folds onto the garden beyond. The kitchen is fitted with modern range of units and solid worktops over. You will find integrated appliances to include full height fridge and freezer, dishwasher, double eye level oven/grill and induction hob as well as under counter lighting. There is also a separate utility room off the kitchen with access to the side as well as further units and worktops with space and plumbing for white goods underneath. Heading up to the galleried first floor landing you will find four ample bedrooms. Two of which are found to the front and two to the rear. The main bedroom is found to the rear overlooking the garden and fields also benefits from an en-suite shower room. There is also a well fitted four piece family bathroom off the landing with separate shower and bath. The property benefits from modern air source heating with underfloor heating to the ground floor, and radiators to all first floor rooms.

#### THE GREAT OUTDOORS

The fully landscaped rear garden is well presented and



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low maintenance throughout. You will find generous paved terraces ideal for outside dining as well as pathways and raised shingled planting beds. There is also a space in the far corner ideal for a covered pergola and further seating. From the rear garden there is rear access to the garage as well as further hard standing behind the garage. The garden is fully enclosed with brick walls and fencing with the open fields beyond.

#### OUT & ABOUT

The attractive village of Broome is very close to the popular market town of Bungay. Local shops and primary schools are located 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 2NZ

What3Words : ///blush.countries.nurses

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is accessed via a private drive off Yarmouth Road which is accessed only by the few houses in the cul-de-sac with each property owning each section of the roadway outside their home.

**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<sup>m</sup>  
 1530.06 ft<sup>2</sup>  
 142.15 m<sup>2</sup>

(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.