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Yarmouth Road,
Broome, Bungay

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ESTATE AGENTS



Bungay - 2 miles

Beccles - 5.8 miles

Norwich - 15 miles

Southwold & The Coast - 16.8 miles

Situated in the heart of this popular South Norfolk village we are pleased to present this immaculate detached bungalow. The property is a modern conversion of a Victorian building and embraces much of the original charm with vaulted ceilings and solid wooden floors contrasting with the contemporary finish, perfectly suited to modern life. The open-plan living, dining and kitchen area offer the ideal space to entertain whilst from the lobby/utility area we find the shower room and generous double bedroom. Outside the property offers a delightful enclosed garden and off road parking. Offered with no onward chain this is a must view.

The Property comprises briefly:

- 22.ft Open-Plan Living, Dining & Kitchen
- Lobby/Utility Area
- Generous Double Bedroom•
- Shower Room
- Vaulted Ceilings with Roof Lights Throughout•
- Generous Enclosed Gardens
- Off Road Parking



The Property

Entering this delightful home via the door from the garden we step into the impressive open-plan living, dining and kitchen. Our eye is drawn to the vaulted ceilings where three velux roof windows fill the space with natural light which bounces off the solid wooden flooring that flows throughout all of the main living spaces. At over 24. ft the room offers ample space to relax, dine and entertain. A window from the living area looks onto the garden whilst a fitted kitchen provides a superb working area. A range of sympathetic fitted units incorporate an oven, hob and extractor along with a fitted fridge. Whilst our sink is set to the island area looking back towards the living space. A door from here opens to a central lobby/utility room which offers further storage and working space and a place for a washer/dryer. To our right we step into the shower room where a floor level shower cubicle is found along with our w/c and wash basin. Tiled flooring and part tiled walls complement the room. Stepping back through the lobby we enter the bedroom. This generous double room again enjoys a vaulted ceiling with a velux roof window adding to light airy feel that flows throughout. A large window looks onto the garden and again solid wooden flooring compliments this generous room.



Outside

From Yarmouth Road we approach the property via five bar gate that opens to the off road parking set to the side of this attractive property, this space opens directly to the garden allowing the option to create less garden area and more parking if required. The garden itself offers a delightful, deceptively spacious area set to the rear of the bungalow with windows from both the living and bedroom spaces looking on. The garden is fully enclosed by new timber fencing and laid to shingle providing a low maintenance area to enjoy the westerly aspect making the most of the afternoon and evening sun.

Location

The property is located in the attractive village of Broome which is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke' (currently under refurb) and local shops and primary schools in nearby Ellingham and Ditchingham. 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 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Electric Heating. Mains water, electricity and drainage connected.

EPC Rating: TBA

Local Authority

South Norfolk Council

Tax Band: TBA

Postcode: NR35 2NZ

Agents Note

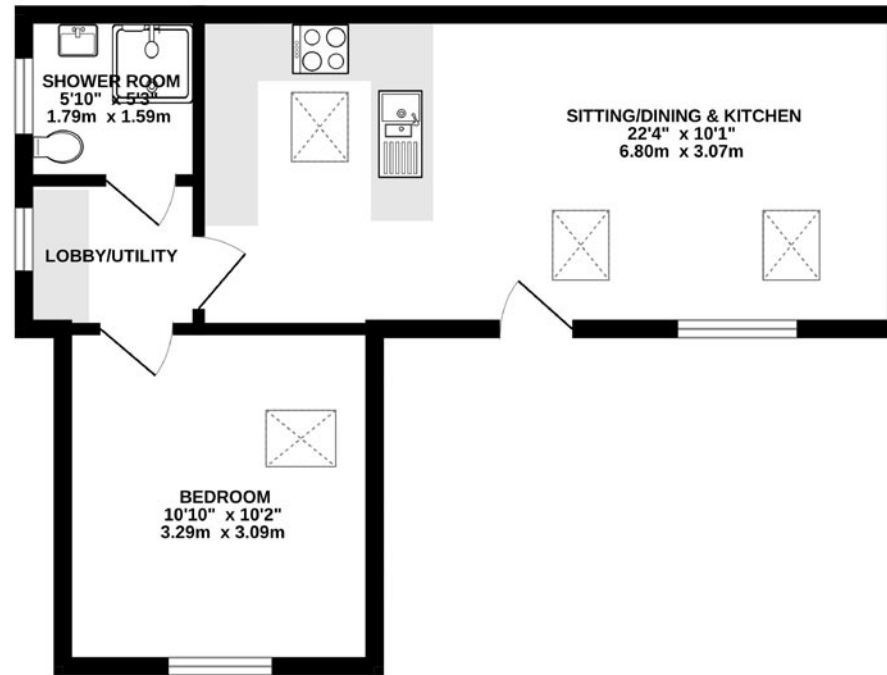
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price £189,500

GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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 is given for their availability or efficiency when the estate is sold.

To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.