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*Yarmouth Road*  
Broome, Suffolk



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Situated on a most desirable road we are delighted to offer this spacious, modern, detached five bedroom family home enjoying a delightful, established yet low maintenance plot that extends to 0.93 Acre (stms). The property is superbly presented and configured, designed around modern family living and entertaining alike with vast open-plan ground floor accommodation that leads out to the delightful gardens and woodland beyond. To the front the extensive driveway offers ample parking and leads to the over-sized double garage/workshop. Viewing is essential to fully appreciate the space, standard and location on offer.

#### Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Dining Room • Stunning Kitchen/Dining/Family Room
- Cloakroom • Master Bedroom & En-Suite
- Three Further Double Bedrooms
- Bedroom Five/Study • Family Bathroom
- Vast Parking & Frontage • Double Garage/Workshop
- Extensive Patio & Outside Entertaining Area
- 0.93. Acre Grounds (stms)



#### Property

Stepping through the front door of this fantastic family home we are welcomed by the entrance hall where the feeling of space and exacting standard of finish that run throughout the property are instantly apparent, our stairs rise to the first floor and the hall opens to the stunning ground floor accommodation. At the head of the hall we find the ground floor w/c whilst on our right double doors open to the sitting room and on our left we flow open-plan into the hub of the home, the stunning kitchen/dining/family room. This exceptional space spans the rear of the house extending to over 33.ft of beautifully bright space that opens via a full wall of bi-folding doors to the patio and gardens. The kitchen itself boasts an extensive range of wall and base units that offer superb work space and ample room for a family dining table. A range style cooker offers a focal point whilst the sink is set below a window looking onto the gardens. To the front of the property we find the formal dining room for when such occasion is needed, this superb room offers the ideal space for a second sitting room if needed. Stepping back across the hall we enter the sitting room where our eye is drawn to the charming red brick fire place that houses the wood burner and brings a cosy focal point to this 22,ft room. A large window to the front fills the room with light whilst at the rear we return to the stunning kitchen/dining/family room where the view from the bi-fold doors and light from the vaulted ceiling are a delight. A door leads from here directly into the garage. Climbing the stairs to the first floor we find the galleried landing which offers space for desk creating an ideal study area below the velux window. To our left we find the first two double bedrooms which mirror each other and enjoy views to the front and rear aspect respectively. At the head of the stairs the family bathroom boasts a modern white suite with bath and shower over, wash basin and w/c. Adjacent we find bedroom five which currently serves as a study but offers a generous single room. Across the landing we find a large double bedroom enjoying a view of the driveway and front gardens. Completing the accommodation we enter the master bedroom, this exceptional room boasts a dual aspect filling the space with natural light. A wall of fitted wardrobes offer a superb storage solution and a door opens to the impressive en-suite. Fitted again with a modern suite we find a shower, sink and w/c whilst a storage cupboard features and door opens to the walk in linen cupboard.













## Outside

Approaching this imposing home from Yarmouth Road we pass the boundary wall and arrive on the extensive driveway where we find uncompromised parking and turning space that leads upto the over-sized double garage/workshop. The driveway wraps around the front of the property leading to the front door whilst a large area of garden offers a delightful green space to look onto. Access to both sides of the house leads us to the rear with ample space on the western boundary to access with a vehicle through the double gates. At the rear the plot comes into its own with the stunning garden enjoying a woodland backdrop. Bi-folding doors open from the kitchen/dining/family room to an extensive area of patio perfect for summer entertaining. A raised Koi pond takes centre stage and we find a hot tub in situ. The patio opens to the garden which provides a low maintenance lawn framed with mature trees and shrubs. A kitchen garden is set to the left of the plot and at the foot of the lawns we open to the woodland perfect for those who enjoy nature. The woodland is self maintaining adding to the enjoyment of this space.

## Location

The property is located on the edge of the popular South Norfolk village of Broome which is just North of the market town of Bungay. The village has a good local pub 'The Artichoke' (under refurbishment) and local shops and primary schools in nearby Ellingham and Ditchingham. Bungay lies 2 miles away, within the attractive 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Air Source central heating and hot water with mains solar feed. Mains drainage, electricity and water.

Energy Rating: A

## Local Authority:

South Norfolk Council

Tax Band: F

Postcode: NR35 2PE

## Tenure

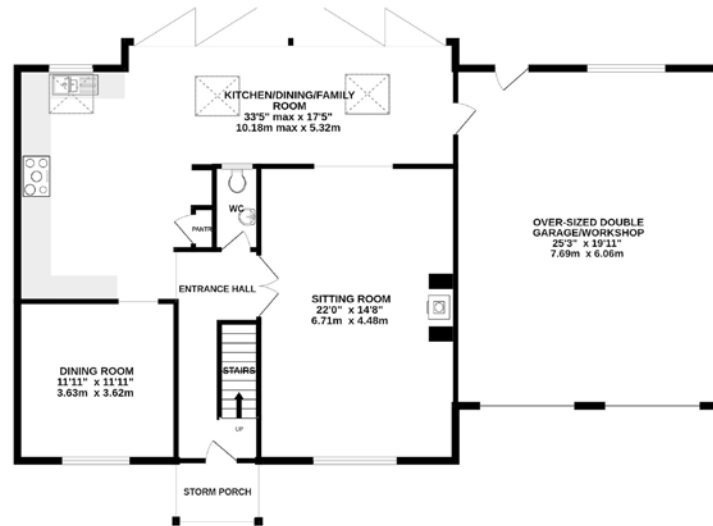
Vacant possession of the freehold will be given upon completion.

## 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.

**Guide Price: £699,500**

GROUND FLOOR  
1535 sq.ft. (142.6 sq.m.) approx.



1ST FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 2588 sq.ft. (240.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.

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To arrange a viewing, please call 01986 888160

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

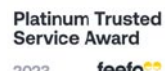
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