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*The Crossroads, Bromé,
Nr Eye, Suffolk.*

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An exceptional detached family home, built just two years ago to a very high standard and offered to the market in pristine condition. The property is highly energy efficient and offers light and spacious accommodation including two reception rooms, kitchen/dining room, a master bedroom with en-suite and three further double bedrooms. Situated in a close of just four other similar properties the property offers ample off-road parking, a detached double garage and attractive landscaped gardens. The property is offered to the market with no onward chain.

Accommodation comprises briefly:

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Snug
- First Floor Landing
- Master Bedroom with En-suite Shower Room and built-in double wardrobe
- Three Further Double Bedrooms (2 with built-in wardrobes)
- Family Bathroom
- Outside
 - Ample Off-Road Parking
 - Detached Double Garage with electric door
 - Attractive Landscaped Gardens
 - Landscaped Gardens
 - Air Source Heat Pump for central heating and hot water



The Property

Entering through the front door you are greeted by a light and spacious reception hall with stairs rising to the first floor, Karndean flooring which continues through to the kitchen/dining room, utility room and snug and double doors opening into a useful cupboard with hanging rail, perfect for storing coats and boots. The double aspect sitting room has sliding patio doors leading out to the garden, a window to the front aspect and a fireplace with oak beam over housing the multi-fuel stove. The stunning kitchen/dining room offers a perfect entertaining space with double doors leading out to the rear garden. Fitted with a range of sleek dark grey modern units with integrated appliances including two fan ovens, two fridge/freezers, dishwasher and an induction hob with extractor over. There is plenty of work top space and a deep inset stainless steel sink. Next to the kitchen is the utility room with door leading out to the rear garden, work top with cupboard under housing the water softener, wall cupboard and plumbing for a washing machine and tumble dryer. A door opens into the WC with window to the rear and wash basin with storage under. The cosy snug completes the ground floor accommodation and overlooks the front aspect. From the reception hall the staircase rises to the first floor landing with loft access hatch and double doors opening to the airing cupboard housing the pressurised hot water tank. The spacious master bedroom is double aspect with two double built-in wardrobes and door leading into the en-suite comprising shower cubicle with glazed door and overhead shower, WC, wash basin with storage under and heated towel rail. There are three further double bedrooms, two with built-in wardrobe cupboards. The well appointed main bathroom comprises a panelled bath, glazed shower cubicle with overhead shower, WC, wash basin set in a vanity unit and a heated towel rail.

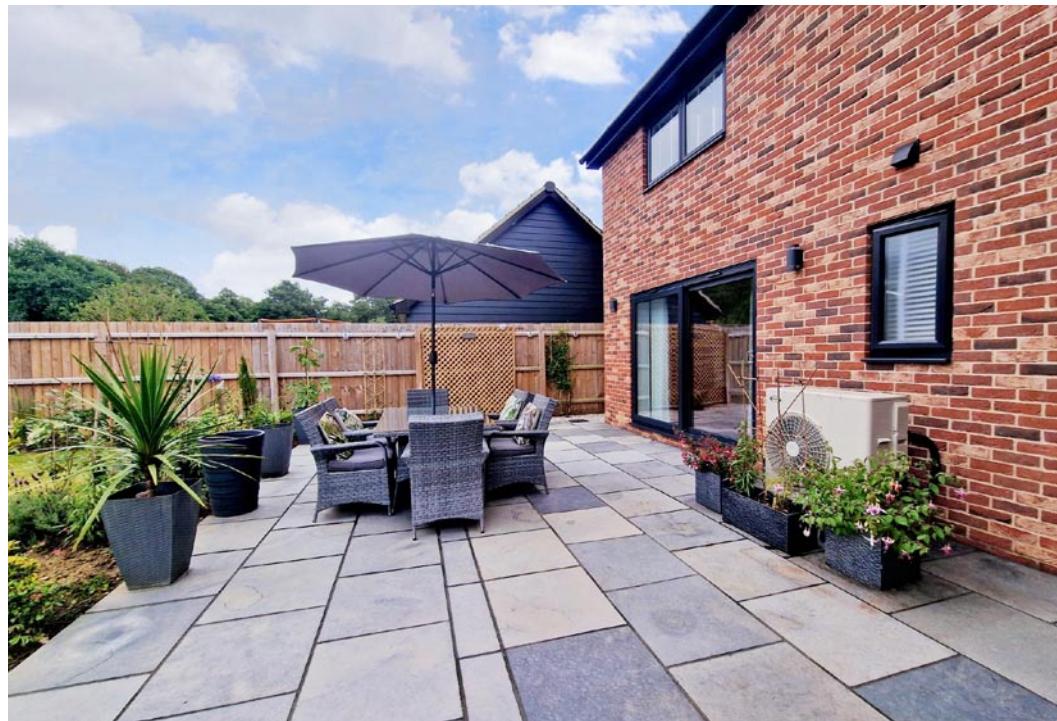


Outside

Situated on a 'no through' road, the property is approached over a driveway shared with the neighbouring properties and leads to the double garage with electric front door, power and light connected. There is parking in front of the garage as well as two further spaces opposite the property. The front garden is laid to lawn with flower borders. A side gate leads into the attractive landscaped rear garden which is laid to lawn and enclosed by timber fencing. A paved patio extends along the rear of the house and is a perfect place for outside dining in the summer months. The borders are well stocked with a variety of shrubs, young trees and seasonal flowers and two raised beds are ideal for planting vegetables.

Location

Situated on the edge of Brome, just a short drive from the Norfolk market town of Diss and less than a mile from Eye in Suffolk and with excellent road links to Ipswich, Norwich and Bury St Edmunds. Diss is a well-served Norfolk market town with three major supermarkets, golf course, post office, banks and a range of local shops with a weekly Friday market and main line rail link to London Liverpool Street. The picturesque town of Eye offers an excellent range of shops and services along with schooling for all ages with the well regarded Hartismere High School through to Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.



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. All fitted blinds are included in the sale.

Services

Central Heating via a heat source pump – underfloor heating throughout the ground floor.

Mains drainage, electricity and water are connected.

EPC Rating: B

Local Authority

Mid-Suffolk District Council

Tax Band: D

Postcode: IP23 8FD

Agents Note

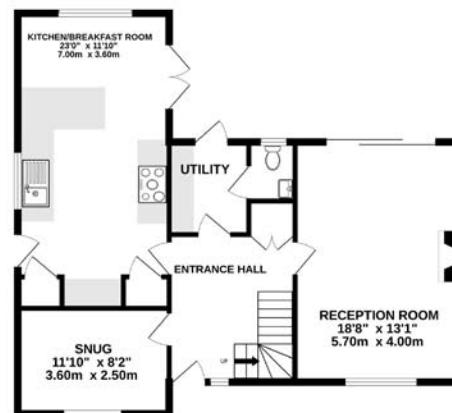
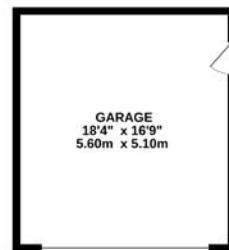
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

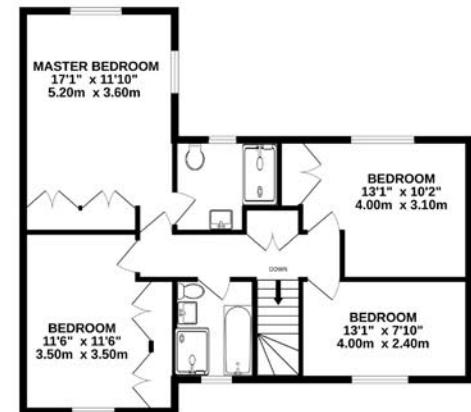
Vacant possession of the freehold will be given on completion.

Guide Price: £575,000

GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay	01986 88816
Diss	01379 644822
Loddon	01508 521110
Halesworth	01986 888205

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.



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