

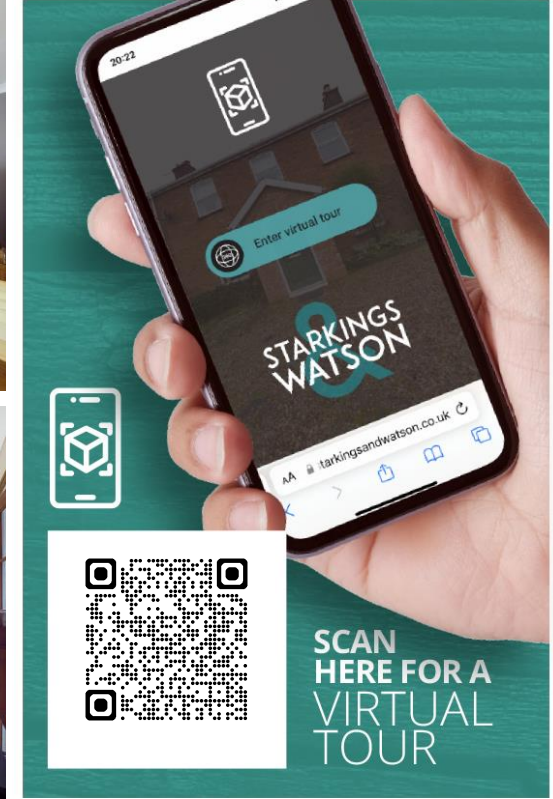
YARMOUTH ROAD

**Broome, Bungay NR35 2NZ**

Freehold | Energy Efficiency Rating : F

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- Semi Detached Home
- Sought After Village Location
- Presented In Excellent Order
- Sitting Room, Separate Dining & Garden Room
- Two Ample Bedrooms & Attic Room
- Bathroom & W/C
- Stunning Mature, Landscaped Rear Gardens
- Plenty Of Driveway Parking

### IN SUMMARY

Located in the SOUGHT AFTER VILLAGE of BROOME close to BUNGAY is this SEMI-DETACHED COTTAGE dressed to impress! The cottage is presented in excellent order and offers a surprisingly LARGE and PRIVATE REAR GARDEN with a sunny aspect as well as PLENTY OF DRIVEWAY PARKING to the front. The garden has been well designed with generous lawns and a STUNNING TERRACE and covered entertaining space ideal for family gatherings. Internally you will find a hall entrance, sitting room, dining room and kitchen, utility space and w/c with conservatory to the rear. On the first floor there are TWO DOUBLE BEDROOMS and a family bathroom with a very useful ATTIC ROOM on the top floor. The cottage has been a much loved home by the current vendors and is certainly ready to be moved straight into.

### SETTING THE SCENE

Approached via Yarmouth Road you will find plenty of driveway parking on the shingled drive with a low level wall and steps leading up to the house. There are well kept front gardens as well as a gated side

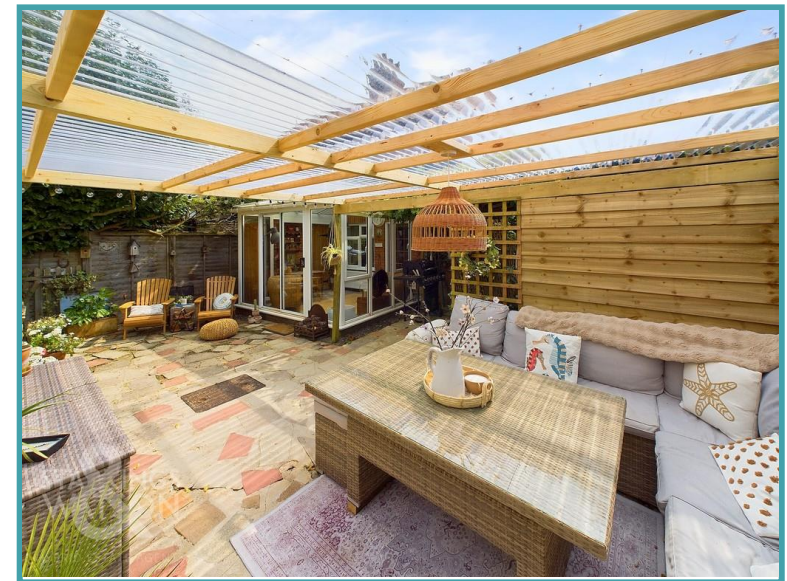
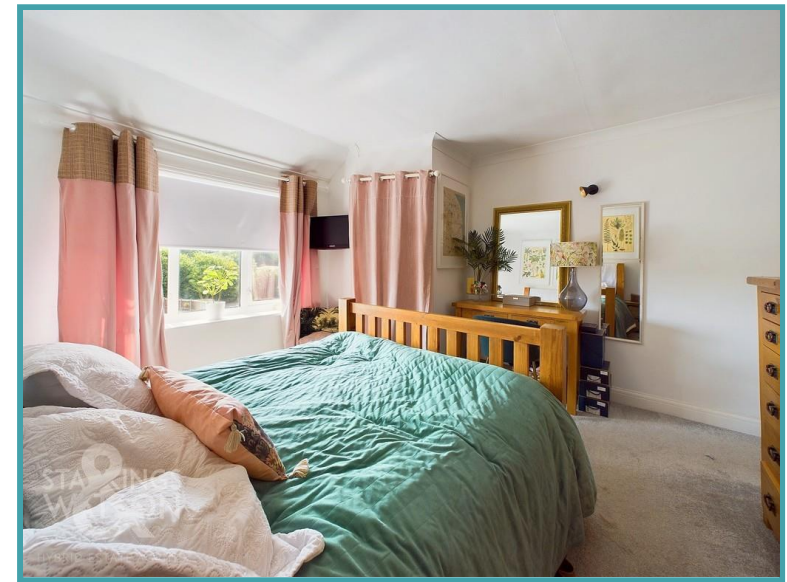
access leading to the side and rear garden. There is a porch entrance to the front with main front door.

### THE GRAND TOUR

Entering via the porch entrance there is space for coats and shoes leading into the main hallway with stairs to the first floor landing. To the front of the house there is a separate sitting room, a cosy space ideal for a large L-shape sofa. Leading from the hallway there is the dining room with the utility space and w/c leading off. The utility space offers space and plumbing for white goods and washing machine. The dining room is a lovely room with feature fireplace and door through to the conservatory as well as opening to the kitchen making the kitchen/dining room a semi-open plan room. The kitchen features a range of units with rolled edge worktops over and space for oven, dishwasher and fridge/freezer. The conservatory to the rear overlooks the garden and offers another reception space. Heading up to the first floor there are two double bedrooms. The main room is found to the front with walk in wardrobe with the second bedroom to the rear also offering built in wardrobes. The family bathroom features a bath with shower over. Accessed via a ladder staircase there is an attic room suitable for storage or even an office space.

### THE GREAT OUTDOORS

The stunning rear garden is very generous in size and split into a number of different areas. Initially there is a wonderfully paved terrace leading to the covered seating area ideal for entertaining and family



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gatherings. There is also a timber shed behind and the side garden. The terrace leads up onto the lawned section of garden which is flanked by hedging, shingled borders and mature planting. There is another shingled area to the top of the garden as well as a secret area with tired banks and a timber summer house looking back at the house and garden.

#### 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. 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 : ///plot.blotchy.data

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised the property has private drainage with septic tank.

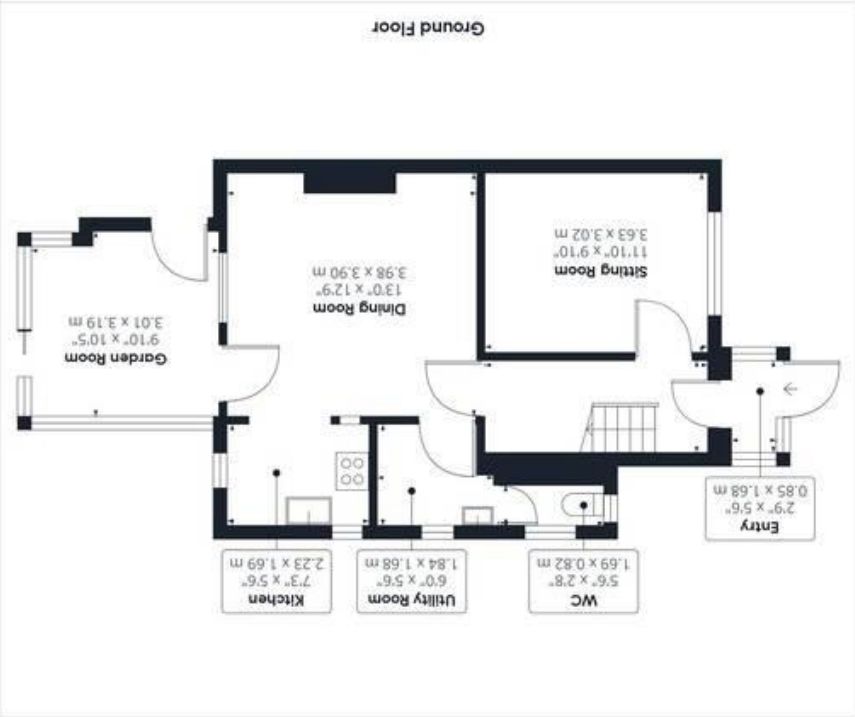
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Price:



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(1) Excluding balconies and terraces

[ ] Reduced headroom (below 1.5m/4.92ft)

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.