



Fenside
40 Yarmouth Road | Broome | Norfolk | NR35 2PE

FINE & COUNTRY

PERFECT PRIVACY



“In the heart of a village but tucked away at the end of a long private drive, this welcoming home enjoys a truly idyllic setting. You’re in your own world here, on a generous plot with a south facing garden, surrounded by mature trees home to abundant wildlife. The property has been much improved by the current owners, so it’s all ready and waiting for you to enjoy the relaxed lifestyle on offer.”



KEY FEATURES

- A Fully Renovated Detached Bungalow in the Village of Broome
- Two Bedrooms, Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen with Store Cupboard and Separate Utility Room
- Sitting Room, Garden Room and Dining Room
- South Facing Garden with Patio Doors Out from the Garden Room & Dining Room
- The Plot extends to 0.5 of an acre (stms) and includes a Greenhouse, Shed and Summerhouse
- In a Private & Secluded Location Down a Private Track
- Close to Amenities, Beccles & Bungay only a Short Drive Away
- Ultrafast Broadband Available, Perfect for Anyone Working from Home
- The Accommodation extends to 1,090sq.ft
- Energy Rating: D

If you've always hankered after a sunny yet secluded space, this is the one for you! Sitting in around half an acre at the end of a long driveway, this home is completely hidden from passers-by, yet it's walking distance from the village primary school, shop, restaurant, country walks and more. A beautiful blend of the quiet and the convenient, come and experience it for yourself.

Upgraded And Improved

When the owners came here, they were looking for a home that had room in which to relax and to host visiting family, but also had a good size garden and plenty of outside space. They value their privacy and love the secluded setting here, knowing from first sight that this was to be the place they call home. They have put their heart and soul into the property, upgrading and improving it so there's no work to do. It's all been done to a high standard as they fully intended to stay, and as they now need to relocate, you could enjoy this newly renovated property.

Beautifully Balanced

The property is unusually large for a two-bedroomed home and has plenty of well-proportioned living space. It's also the lightest and brightest home the owners have ever lived in. When you enter, you'll find the two bedrooms to your right, at one end of the property. Both are good size doubles and the master has an en-suite shower room and built-in storage. Both also have a window to the south, allowing light to pour in and framing views down the garden.





KEY FEATURES

Next you'll enter the sitting room, right in the centre of the property. A large window to the south frames the view and makes this a bright and uplifting place to be, while the log burner keeps it snug when the temperature drops. Moving down the hall, you find the garden room, complete with double doors to the patio and an opening to a glazed dining area. The garden room is also open to the kitchen, which makes it a wonderfully sociable space. The owners use the garden room as a second sitting room and spend much of their time in here, never tiring of the outlook as it's very pretty and changes throughout the seasons. Also on the ground floor, there's a walk-in pantry, a utility room and a full bathroom.

A Secluded Sanctuary

When you first make your way down the drive, it really feels as though you're leaving the outside world behind. There's ample parking on the driveway – perfect if you love to throw a party – and then the main part of the plot extends from the back of the house. Here you have different seating areas, designed to capture different views and the light at different times of the day. The main patio is a suntrap and a lovely place to sit out with your morning coffee or an evening drink. While it's peaceful out here, you won't quite be alone – there's a lot of wildlife to keep you company. There's also a pretty summerhouse and a greenhouse, then the garden has been divided further down to create an enclosed paddock for the owners' dogs. There's lots of space for little ones to play safely and plenty that a keen gardener could do here to keep themselves busy, although as it is the garden has been designed to be low maintenance for its size. If you can tear yourself away from the garden, have a wander to the nearby heath or go fishing at Broome Pits. There's a village hall in neighbouring Ditchingham, so if you're new to the area you can join a group or go to an event and start to get to know your neighbours. There are clubs over the road for football, cricket and running, so plenty of opportunities to get stuck in! Bungay is your nearest town and is just down the road, with everything you need.

























INFORMATION



On The Doorstep

The property is in the desirable village of Broome, which is close to Bungay. Bungay offers a variety of amenities including independent shops, schools, restaurants, sports centre and golf club. There is an active community with many events organised throughout the year.

How Far Is It To?

Bungay is close to Beccles, both of which are lovely market towns. From here it's also easy to pick up main roads and routes out of Norfolk, towards London. Norwich, the Cathedral city and regional centre of East Anglia is approximately 14.5 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping within the city. The Norfolk Broads can be found to the east of Norwich with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east.

Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich. At the McDonalds Roundabout go straight over and continue on the A146 until you reach the following roundabout and then turn left onto the A143. Stay on this road for approx. 4 miles and then turn right on to Old Yarmouth Road. The property will be found in a quarter of a mile on the right hand side down a small track.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... shredding.huddle.mountains

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

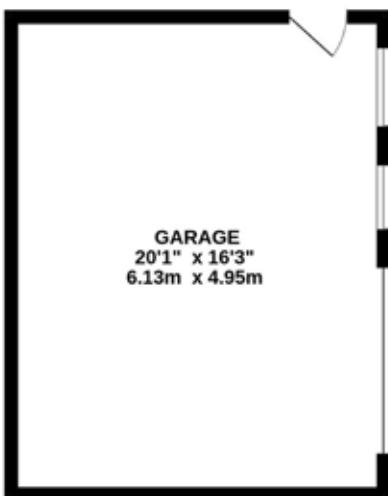
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Please see www.checker.ofcom.org.uk

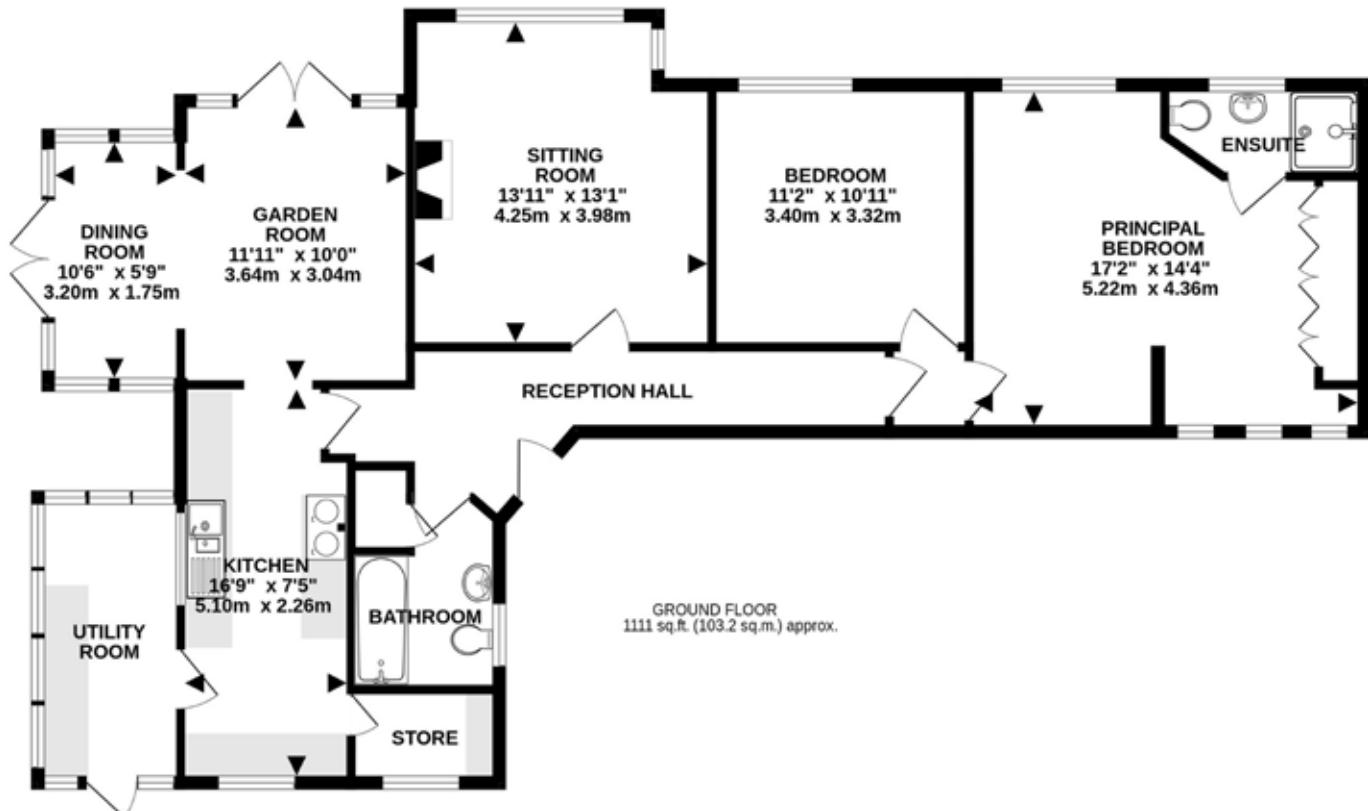
South Norfolk District Council - Council Tax Band C

Freehold





GARAGE
324 sq.ft. (30.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs.		
(A) A		
(B) B		
(C) C		
(D) D		
(E) E		
(F) F		
(G) G		
Just energy efficient - higher running costs.		
EU Directive 2002/91/EC		
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FINE & COUNTRY

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