



Broome Fruit Farm Church Lane - NR35 2EJ

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## Broome Fruit Farm

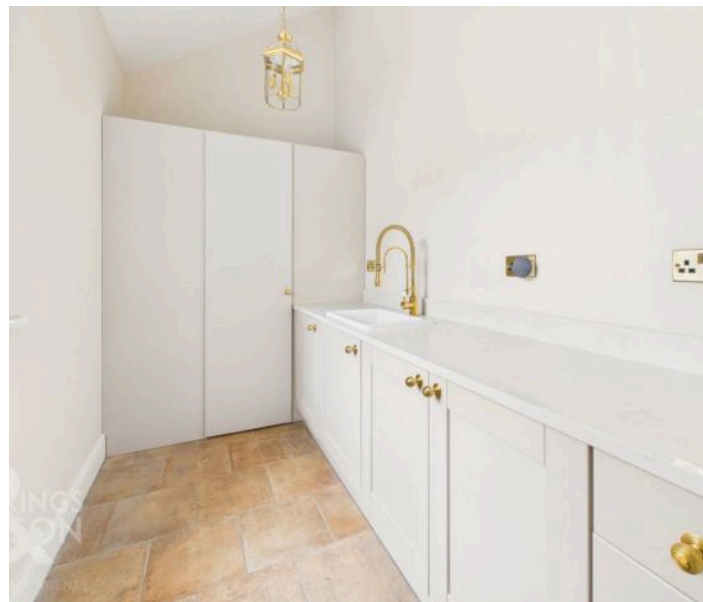
Church Lane, Bungay

This MODERN single storey BARN CONVERSION occupies a STUNNING RURAL SETTING close to BUNGAY and LODDON, and only a short drive to NORWICH. Forming part of a small development, the internal finish is HIGH SPECIFICATION with under floor heating via a ground source system. The large FRONTAGE and OPEN COURTYARD GARDEN offers outside space, with AMPLE PARKING and electric CAR CHARGER. Internally, a hall leads to the OPEN PLAN KITCHEN/LIVING SPACE, with the kitchen offering a BESPOKE KITCHEN with MARBLE SURFACES and INTEGRATED APPLIANCES, along with a CENTRAL ISLAND. A useful UTILITY ROOM leads off, with THREE BEDROOMS complete with solid oak wood flooring, EN SUITE in a PERIOD STYLE and FAMILY BATHROOM. The development includes CCTV for security and an onsite Maintenance team.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- High Specification Barn Conversion
- Rural Setting close to Bungay & Loddon
- Open Plan Kitchen/Living Space
- Separate Utility Room
- Three Bedrooms
- En Suite & Family Bathroom
- Lawned Frontage & Open Courtyard
- Ample Parking & Electric Car Charger

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. Broome also offers the wonderful Broome Pits ideal for dog walking and fishing. 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.



## SETTING THE SCENE

With a shingled driveway to the front, a pathway continues to a patio area with doors leading from the sitting room to the courtyard gardens.

## THE GRAND TOUR

You step into a hall entrance with porcelain tile flooring and doors leading off, starting with the utility room which offers a range of storage units, with an integrated washer dryer useful built-in boiler cupboard. The main open plan living space offers porcelain tile flooring underfoot creating a luxurious feel with ample space for soft furnishings and a dining table, whilst the kitchen itself offers an L-shape arrangement of base level units, with a central island providing further storage. Integrated cooking appliances include an inset electric induction hob with extractor fan over and built in twin electric ovens, along with an integrated dishwasher and fridge freezer. The marble work surfaces which run around the kitchen units and central island add the luxurious feel which is also enhanced by the vaulted ceiling above. The accommodation continues with the family bathroom offering a Victorian style mosaic flooring, with a heritage suite including a rolled top bath and walk-in shower cubicle, with three bedrooms all finished with solid oak wood flooring and double glazing. The main bedroom benefits from an en suite with a further heritage suite including a walk in shower, hand wash basin, low level W.C and tile flooring.

## FIND US

Postcode : NR35 2EJ

What3Words : ///expel.attention.whirlwind

## VIRTUAL TOUR

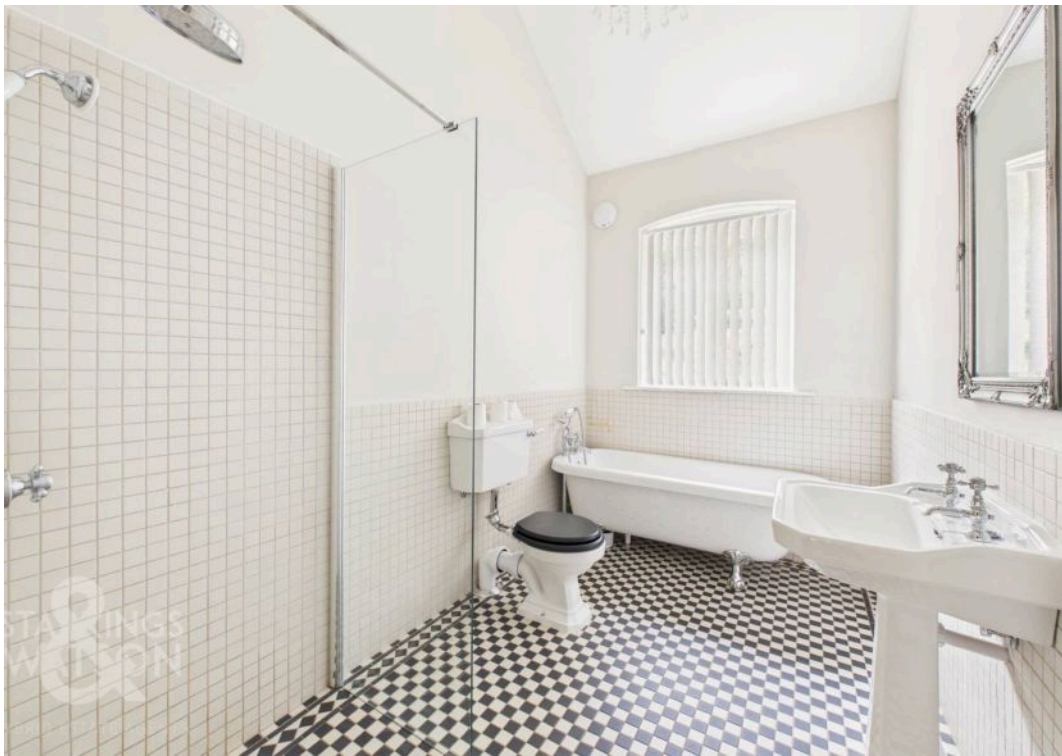
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Heating is via a communal ground source heating system, with the property owner billing for water, heating and drainage on a monthly basis. Grass cutting is included, and the communal grounds and driveway are maintained by the groundskeeping staff on site.









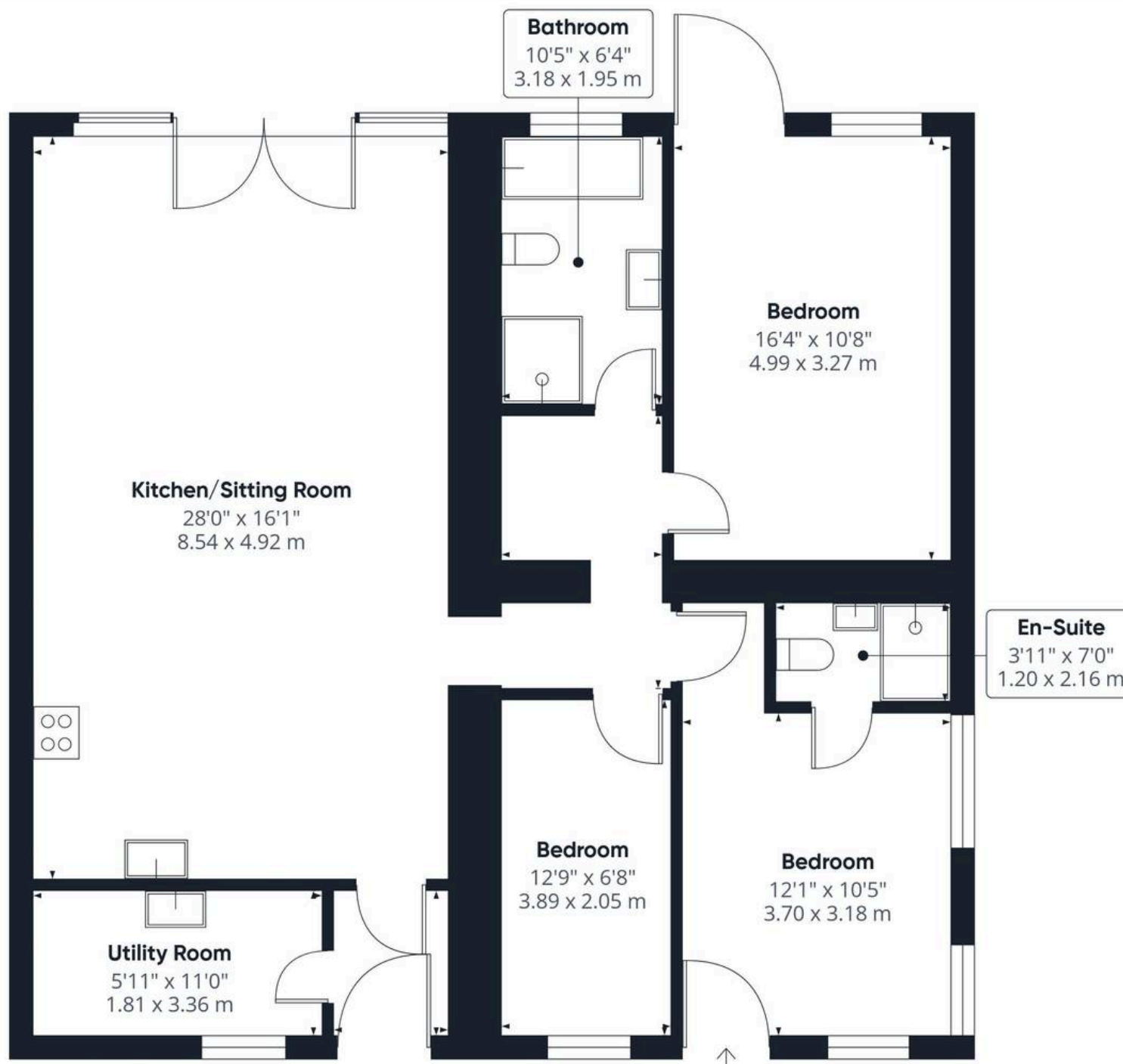


## THE GREAT OUTDOORS

A courtyard style private garden can be found to the rear, with an area of lawn and patio seating. A pathway runs around the garden, with gated access. A brick built shed adjoins the property for use by the tenants.







Approximate total area<sup>(1)</sup>

1117 ft<sup>2</sup>

103.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • [lettingteam@starkingsandwatson.co.uk](mailto:lettingteam@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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