



Yarmouth Road, Broome - NR35 2PE

STARKINGS
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HYBRID ESTATE AGENTS



Yarmouth Road

Broome, Bungay

This impressive and **SUPRISINGLY SPACIOUS** **FIVE BEDROOM** semi-detached house offers a superb blend of space, versatility, and comfort, making it the ideal choice for growing families or those seeking generous living accommodation. The house has been owned by the same owners for a number of years and heavily **EXTENDED & IMPROVED**. Spanning almost 2,000 square feet internally (STMS), the property welcomes you with a vast L-shaped main reception room. This area is perfect for **ENTERTAINING** guests or enjoying **LARGE FAMILY GATHERINGS**, with ample natural light and flexible zones for seating and relaxation. There is a separate dining room to the front with the kitchen/breakfast room being well-appointed providing plenty of room for informal dining, while a utility and W/C can also be found. Completing the ground floor is an extended garden/family room offers further living space that connects seamlessly with the outdoors. Upstairs, **FIVE WELL-PROPORTIONED BEDROOMS** can be found providing comfortable accommodation for all family members, complemented by **TWO MODERN BATHROOMS** that cater to busy mornings and relaxing evenings alike. The property's exterior is equally impressive, boasting attractive **LANDSCAPED GARDENS** that offer a tranquil retreat from the hustle and bustle of daily life with a good degree of privacy.

Thoughtfully designed with a variety of mature planting, lawned areas, and seating spaces, the garden is ideal for both quiet relaxation and lively outdoor entertaining. The generous plot provides plenty of scope for children to play or for keen gardeners to enjoy their hobby. There is a substantial DRIVEWAY offering ample OFF ROAD PARKING for several vehicles and leads to a DOUBLE GARAGE, providing excellent storage or workshop potential. The house presented in excellent order can be found in the POPULAR VILLAGE of BROOME opposite the wonderful BROOME PITS ideal for dog walking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Sizeable Semi-Detached Family Home
- Almost 2000 SQFT Internally (stms)
- Vast L-Shape Main Reception Room Ideal For Large Gatherings
- Kitchen/Breakfast Room & Separate Dining Room
- Extended Garden/Family Room & Utility Space with W/C
- Five Ample Bedrooms with Two Bathrooms
- Attractive Landscaped Rear Gardens
- Plenty Of Driveway Parking & Double Garage

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.

SETTING THE SCENE

Approached via the popular Yarmouth Road location within the village of Broome, opposite Broome pits, there is a pedestrian access with a gate to the front leading into the traditional front entrance porch. There is a shingled frontage with gate to the side leading to the rear garden. using the private roadway of Walpole close to the side you will then find hard standing driveway parking for multiple vehicles leading to the double garage. A gate from the driveway leads into the rear garden also.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a useful porch entrance which leads into the separate dining room, a traditional room within the older part of the house ideal for formal gatherings. The dining room opens into the main reception space which is highly impressive providing far more space than you might expect to find. The room is an L-shape with two distinct section as well as double doors onto the rear garden and a fireplace housing a woodburner. Off the main reception room is the kitchen/breakfast room providing enough space for a table. The kitchen features a range of wall and base level units with rolled edge worktops over. There are double eye level integrated electric ovens and warming draw as well as gas hob with further space for all white goods freestanding. The utility room off the kitchen has further space for storage and space and plumbing for white goods with a door into the ground floor W/C. The final room to the rear of the house is the family room/garden room with access onto the garden. This room providing multifunctional options for a range of uses.

Heading up to the first floor landing you will find five bedrooms in total. The two smaller rooms to the rear overlook the garden and both have fitted storage cupboards. There are two ample rooms to the front of the house with the master bedroom found at the end of the landing. The master benefits from fitted wardrobes as well as an en-suite shower room and views over the garden. The main bathroom off the landing has been recently re-fitted with a four piece suite comprising walk in double shower, w/c, hand wash basin and bath.

FIND US

Postcode : NR35 2PE

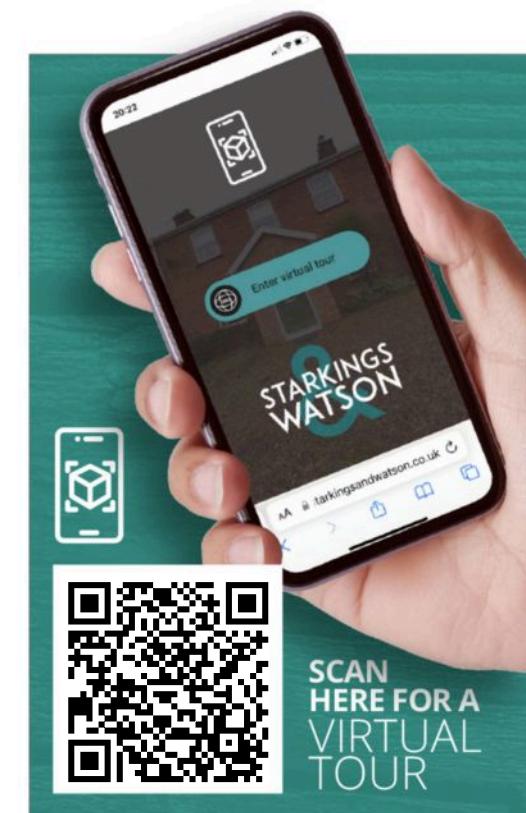
What3Words : //shield.choppy.refrained

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there is a small flying freehold above the neighbouring house. Services include mains electricity, water and drainage.



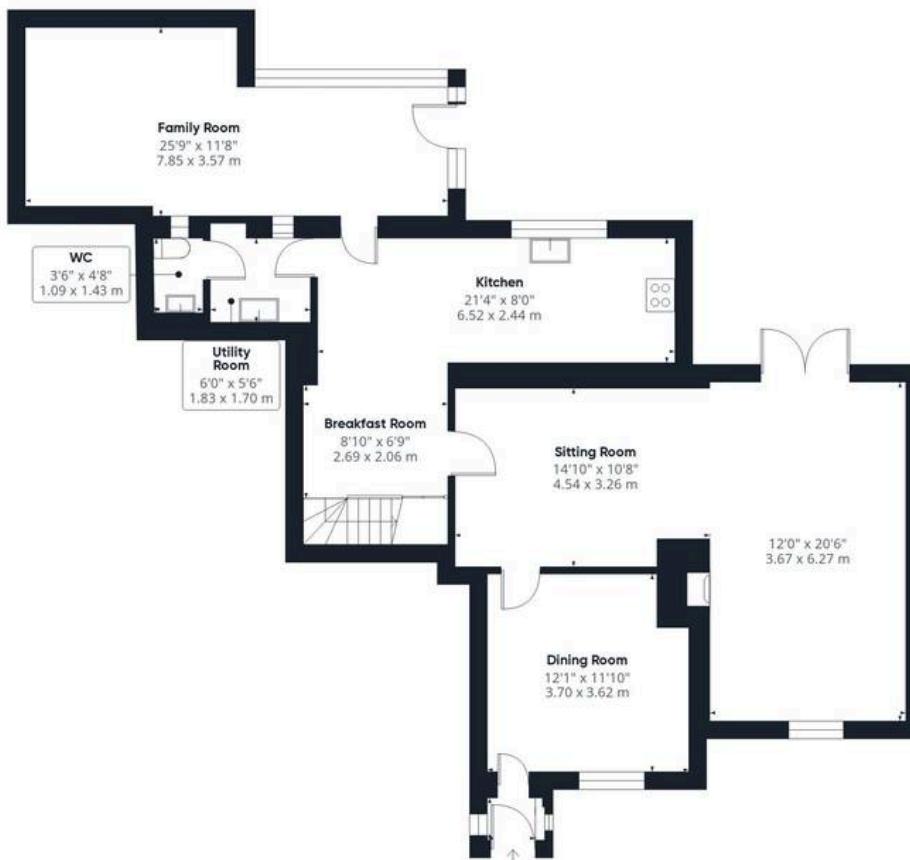




THE GREAT OUTDOORS

The beautifully kept and landscaped rear garden provides plenty of interest throughout. Leading from the rear of the house is an extended paved terrace providing the ideal spot for outside dining with the benefit of a covered canopy. Steps lead up to the main section of garden laid to lawn flanked by well stocked planting borders on all sides and walled planting beds. There is a summer house and garden shed as well as covered access to a brick built workshop at the top of the garden. You will also find access to the double garage via an internal door as well as a side gate to the driveway at the rear.





Approximate total area⁽¹⁾

1940 ft²

180.3 m²

(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





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.