



Yarmouth Road, Broome Bungay NR35 2PE

welcome to

Yarmouth Road, Broome Bungay

This remarkable home presents a rare opportunity to secure a character-filled property in a desirable countryside setting. Whether you're seeking a project with scope for further enhancement or a peaceful family home, this property in Broome offers endless potential. Viewing is highly recommended.

Location

Broome is a quaint and picturesque village nestled just 2 miles from the bustling market town of Bungay, ideal for those seeking a slower pace without compromising on convenience. Local amenities, including primary schools in nearby Ellingham, Ditchingham, Bungay, St. Edmunds Catholic Primary School and access to the Bungay High School, Hobart High School catchment area, are all within easy reach. Nature lovers will appreciate Broome Heath just a short 3-minute walk away, offering scenic trails and peaceful fishing lakes.

A 20-minute stroll brings you into the heart of Bungay, where you'll find a vibrant mix of independent shops, eateries, historic pubs, and cultural attractions including the Fisher Theatre. Norwich is approximately a 30-minute drive, providing comprehensive transport links including a mainline rail service to London. Additionally, the stunning Suffolk Heritage Coast - including Southwold and Walberswick - is a comfortable drive away for weekend escapes.

Description

From the moment you arrive, the property makes a statement. A generous shingle driveway provides ample off-road parking for multiple vehicles, complemented by a garage offering further storage solutions. The front garden is beautifully kept with manicured lawns, mature planting, and boundary hedging that frames the home perfectly.

Step inside to discover a light-filled and spacious interior, where a thoughtful layout offers both functionality and flair. The ground floor boasts three elegant reception rooms - ideal for family living and

entertaining alike. The formal dining room is enriched by a bay window and traditional fireplace with Baxi firegate, while the sitting room exudes charm with its twin porthole windows, wood burner, and double doors leading into a conservatory that invites the outside in.

The heart of the home is the open-plan kitchen and breakfast area - practical yet welcoming - fitted with cabinetry, worktops, and appliances, with an adjoining utility room providing extra convenience for laundry and storage.

Upstairs, four well-appointed bedrooms offer versatile living arrangements, with the fourth bedroom adaptable as a home office, nursery, or dressing room. A family bathroom completes the first floor, serving all rooms comfortably.

The gardens are a true highlight - extending to over half an acre (STMS) and bursting with potential. Whether you're seeking a place to entertain, relax, or explore nature, the outdoor space is ready to be enjoyed. Highlights include a wooded gazebo, a serene pond, timber shed, and two additional sections at the rear with a greenhouse, further storage, and a secluded woodland path. Fully enclosed for privacy, the garden offers a haven of calm just beyond your doorstep.

Accommodation

Ground Floor Entrance Hall

Double glazed window to Side aspect, Ceiling light
Carpet flooring.

Downstairs Wc

Double glazed window to Rear aspect, WC, Wash

hand basin, Tiled flooring.

Lounge

17' 1" x 10' 10" (5.21m x 3.30m)

Double glazed window to Front aspect, Porthole windows to Side aspect, Double doors leading through to Conservatory, Ceiling light, Fireplace with Log Burner, Radiator, Carpet flooring.

Dining Room

12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed Bay window to Front aspect, Ceiling Light, Open Fire place, Carpet flooring.

Kitchen

14' 7" x 10' 10" (4.45m x 3.30m)

Patio doors to Rear aspect, Ceiling light, Partially tiled splashbacks, Fitted Kitchen Wall and Base units with Work surfaces, Sink and drainer unit, Space for Oven, Plumbing for washing machine, Space for Dishwasher and Fridge/Freezer unit, Radiator, Vinyl flooring.

Utility Room

10' 2" x 9' 1" (3.10m x 2.77m)

Double glazed door to Rear aspect, Ceiling Light, Wall and Base fitted units with Work Surfaces, Sink, Space for Washing machine, Dryer, Tiled flooring.

Conservatory

12' x 10' 10" (3.66m x 3.30m)

Double glazed windows triple aspect, Ceiling fan, Wall light Patio Doors to Rear aspect, Laminate wood effect flooring.

First Floor Landing

Double glazed window to Rear aspect, Ceiling light, Loft hatch, Radiator, Carpet flooring.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Yarmouth Road,
Broome Bungay

- Four Bedroom DETACHED Family Home
- Separate Lounge and Dining Room
- Conservatory Space
- Driveway and Garage
- Kitchen Leading to Handy Utility Space

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over
£525,000



view this property online williamhbrown.co.uk/Property/BGY103727



Property Ref:
BGY103727 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk