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Sun Road,
Broome, Norfolk

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A charming, Victorian red brick, single storey barn conversion set in the popular South Norfolk Village of Broome. Formerly the laundry to Broome Place this deceptively spacious property offers single level living that boasts a generous sitting room, family kitchen/dining room, sun room, three double bedrooms with en-suite to the master and a family bathroom. Outside the plot enjoys ample parking, generous gardens and open views front and rear. Viewing is essential to appreciate the space and location on offer.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Sun Room
- Family Bathroom
- Master Bedroom & En-Suite
- Two Further Double Bedrooms
- Garage/Store
- Ample Parking
- Generous Rear Gardens



Property

Entering the property via the front door we are welcomed by the generous entrance hall which leads to all of the rooms in the property. To our left we step towards the bedrooms and bathroom whilst to the right we pass a storage cupboard and to the rear of the property where we find doors opening to the living spaces which look onto the rear gardens. The sitting room offers a bright space enjoying a dual aspect whilst a central fireplace houses the woodburner and creates a warming focal point to the space. A door opens to the sun room which in-turn leads out to gardens. This room offers the perfect spot to enjoy the garden views throughout the year. Back in the hall we find the kitchen/dining room set adjacent and again enjoying the views and access out to the garden. This generous room offers ample space for family dining whilst a range of timber fronted wall and base units line the walls. A fitted oven, hob and extractor feature whilst space for our appliances is made. The oil fired boiler is hidden in a cupboard matching the units. Stepping through the hall we pass the first of the double bedrooms which enjoys a view to the side aspect and offers excellent proportions. The family bathroom is set adjacent where we find a fitted suite comprising a bath with shower over, wash basin and w/c. Passing a large window in the hall looking onto the front gardens we find the second double bedroom, another spacious room enjoying the views to the side aspect. At the foot of the hall a door opens to the master bedroom. This superb room offers uncompromised space and enjoys its own large en-suite shower room. This completes the accommodation.







Outside

At the head of Sun Road we find the property situated on our left overlooking Broome Heath to the front and the open fields at the rear. An extensive block paved driveway is set to the length of the building, offering superb parking space and leading to the rear gardens whilst on the right of the property a further parking space is set to the front of the garage/store and a gate opens to the delightful cottage style front garden. Here a path leads us to the front door whilst lawn to either side is framed with a variety of hedging and planted borders. Barn style doors open to the garage which is compact but provides space for a small vehicle or simply great external storage. At the rear the garden is a delightful space enjoying views over the fields behind. A patio leads from both the kitchen and sun room providing an excellent spot for summer entertaining whilst the main garden is laid to lawn and framed with mature hedges. A range of well managed trees offer shade to the space and we find a recently constructed timber summer house in situ.

Location

The property is superbly located in the Norfolk/Suffolk border village of the of Broome enjoying the far reaching field views to the rear and the Broome Heath to the front. The village has a good local pub 'The Artichoke' (soon to re-open) and local shops and primary schools in nearby Ellingham and Ditchingham. The popular market town of Bungay is a short drive or comfortable walk set 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 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides an additional mainline link to London and is located 19 miles away. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating. Mains Water. Private Drainage. Mains Electricity.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2RW

What3Words: ///emporium.taps.code

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £350,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

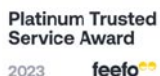
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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