



**Bramonde Rectory Road, Brome Eye IP23 8AH**

**welcome to**

## **Bramonde Rectory Road, Brome Eye**

This individual bungalow is well worth a look with THREE bedrooms, two GENEROUS reception rooms and TWO bathrooms, not to mention several OUTBUILDINGS. Set in its own grounds of almost an ACRE (stms), offering ample opportunity for equestrian usage, a small-holding, or a small business.

### **Location**

Brome a short drive from the Norfolk market town of Diss and less than a mile from Eye in Suffolk. The town its self a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town its self is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail like to London in just 90 minutes.

### **Entrance Hall**

Front aspect double glazed door, two radiators, air conditioning unit, recessed spot lights, wooden effect flooring, built in storage cupboard and doors to;

### **Shower Room**

Front aspect double glazed window, corner shower cubicle with fully plumbed shower, corner wash hand basin, fully tiled walls, wc, recessed spot lights, heated towel rail and wood effect flooring.

### **Lounge**

Irregular Shaped Room 24' 9" x 16' 9" ( 7.54m x 5.11m)  
Dual aspect double glazed windows, rear aspect double glazed french doors leading out into the rear garden, fire place with tiled hearth housing a wood burning stove, recessed spot lights, tv point, air conditioning unit, radiator and wooden effect flooring.

### **Dining Room**

11' 5" x 11' 4" ( 3.48m x 3.45m )  
Front aspect double glazed window with fitted blind, radiator and wooden effect flooring.

### **Kitchen / Diner**

18' 4" into recess x 10' 2" into recess ( 5.59m into recess x

3.10m into recess )

Two rear aspect double glazed windows. Fitted kitchen with gloss finish wall and base units, larder units, ceramic sink and drainer, one and a half bowls, work surfaces, tiled splash back, recessed spot lights, radiator, wood effect flooring, plumbing for dishwasher, spaces for full height fridge/freezer and large Range style cooker.

### **Utility Room**

12' 8" x 9' 5" ( 3.86m x 2.87m )  
Dual aspect double glazed windows, work surfaces, plumbing for washing machine and tumble dryer. Tiled flooring.

### **Bedroom 1**

14' 7" x 9' 4" ( 4.45m x 2.84m )  
Dual aspect double glazed windows with fitted blinds, electric radiator, recessed spot lights and wood effect flooring.

### **Bedroom 2**

9' 7" x 9' 5" ( 2.92m x 2.87m )  
Front aspect double glazed window with fitted blind, electric radiator and wooden effect flooring.

### **Bedroom 3**

9' 11" x 8' 11" ( 3.02m x 2.72m )  
Front aspect double glazed window, radiator and wood effect flooring.

### **Bathroom**

Front aspect double glazed window with fitted blind, free standing bath with mixer taps and shower attachment, low level flush wc, wash hand basin in a vanity unit with added storage below, heated towel rail, part tiled walls and tiled flooring.

### **Outside**

The property can be accessed via a driveway with parking for multiple cars.

To the rear and side of the property is a mainly laid to lawn area with mature planted trees and hedges, patio area making this the perfect spot to entertain and dine in throughout the summer months and multiple storage units. The ground extends over an acre, the current vendors have sectioned the land into multiple areas, to the front is two small paddock areas and to the rear part of the land has been partially fenced for an enclosed dog area. The property benefits from two large container storage units and three outbuildings.

### **Outbuilding One**

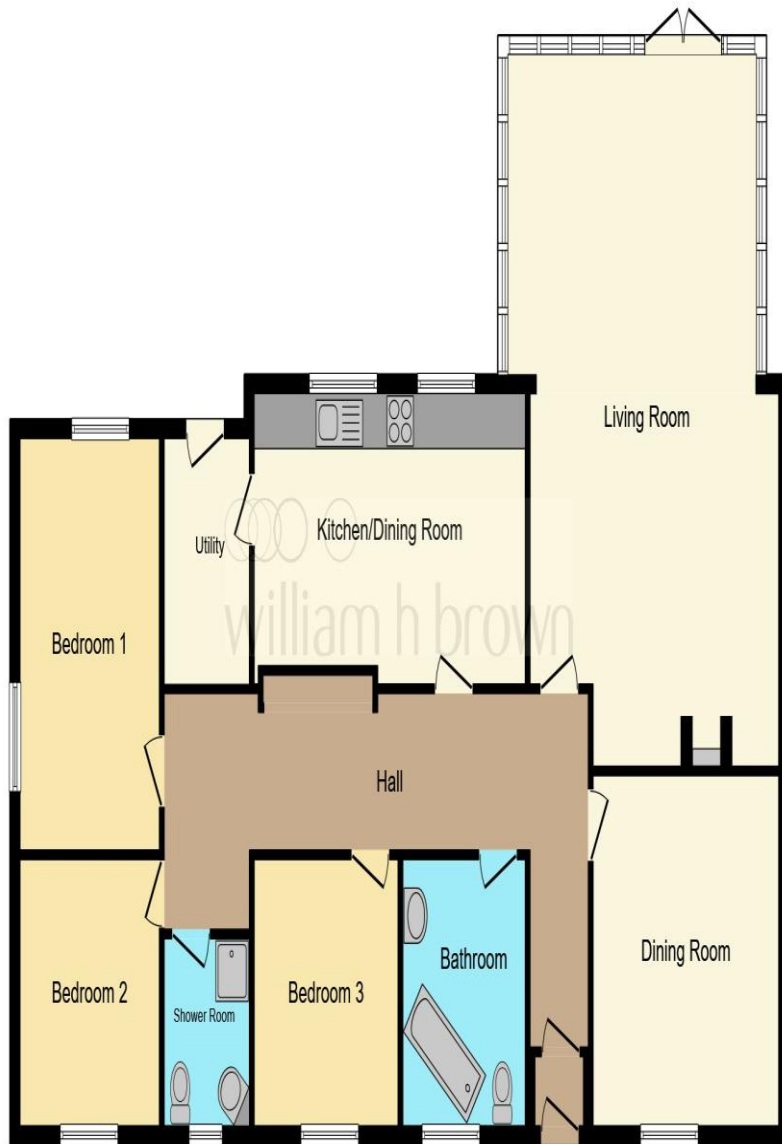
Detached timber frame building with a dog pen and run area, power and light.

### **Outbuilding Two**

Detached timber frame building currently being used as a dog grooming and fertility business, power, water and light.

### **Outbuilding Three**

Detached timber frame building currently made up of two dog pens and a man cave, power and light.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**Bramonde Rectory Road,**  
**Brome Eye**

- **\*\*GUIDE PRICE - £550,000 - £575,000\*\***
- Kitchen/Diner With A Separate Utility & Dining Room
- 24ft Lounge With A Wood Burning Stove
- Three Bedrooms And Two Bathrooms
- Private Driveway With Off Road Parking For Multiple Vehicles

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

guide price  
**£550,000**



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Property Ref:  
DSS111108 - 0005

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