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Sun Road
Broome, Norfolk

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Set enjoying the most impressive views of Broome Lakes & Heath we are excited to offer this deceptively spacious, detached two bedroom bungalow, situated on the Norfolk/Suffolk border. The property is presented in good condition offering an opportunity for some light cosmetic improvements throughout the deceptively spacious, well appointed accommodation. Outside a driveway leads to an extensive parking area at the front and continues to give access to the garage and rear. The rear garden provides a large South facing space that offers exceptional lake views. The property is offered with no onward chain. Inspection by viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Shower Room
- Master Bedroom
- Guest Bedroom
- Detached Garage
- Ample Parking & Frontage
- Generous Rear Gardens & Stunning Lake Views



Property

Entering this detached bungalow via the front door we are welcomed by the entrance hall where the feeling of space and light that flows throughout the home is instantly apparent. Set to the front, the two large double bedrooms lead off the hall and enjoy the view over the extensive frontage. Both rooms offer fitted wardrobes further adding to the generous space in each. In the hall a storage cupboard is set between the bedrooms whilst a door opens to the shower room where a modern suite comprises a shower cubicle, w/c and wash basin set over a vanity unit. Set to the rear of the hall, doors open to both the sitting room and kitchen/dining room. The sitting room is a superbly proportioned room that enjoys a large window looking onto the gardens and lake views beyond, a central chimney breast offers the option for a wood burning stove (subject to the correct flue lining) and glazed French doors open into the kitchen/dining room allowing the two spaces to flow when entertaining. In the kitchen an extensive range of wall and base units are set against contrasting work surfaces and tiled flooring. Space is made for the appliances and the sink is set below one of two windows that fill the room with natural light. A storage cupboard features and a door opens to the conservatory which offers the perfect spot to enjoy the garden and views all year round. This completes the accommodation.







Outside

From the road we pass the low boundary wall and enter the exceptional frontage to this detached home. The driveway continues past the property providing access to the garage and rear whilst to the front the ground is laid to shingle providing a superb parking and turning area framed with lawns and enclosed to either side by timber fencing. A variety of well managed shrubs bring colour to the space. At the rear the detached garage is an excellent size and connected with power and light. The rear garden is a delight. From the conservatory we step onto a large patio area which leads onto the generous lawns. Timber fencing frames the garden and a variety of planted beds bring colour and scent. A timber shed is in situ and at the foot of the garden we enjoy the most attractive views over Broome Lakes and Heath truly setting the property apart!

Location

The property superbly located in the Norfolk/Suffolk border village of the of Broome enjoying the far reaching views over 'Broome Pits' a large expanse of common land and fishing lakes. 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 & Drainage. Mains Electricity.

Energy Rating: D

Local Authority:

South Norfolk District Council
Tax Band: C
Postcode: NR35 2RW

What3Words: ///grinders.stoops.cape

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



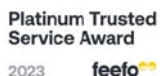
To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
Halesworth 01986 888205
Bungay 01986 888160

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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