



32 Yarmouth Road, Broome

Guide Price £550,000

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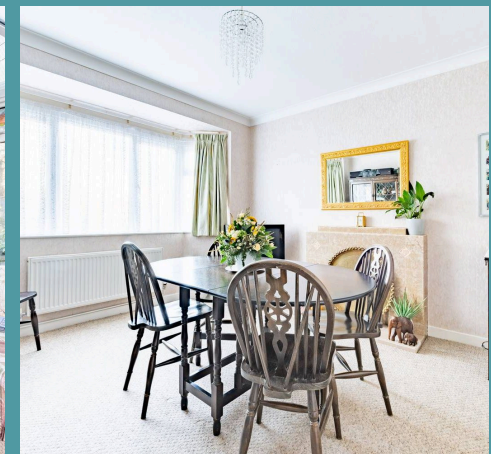
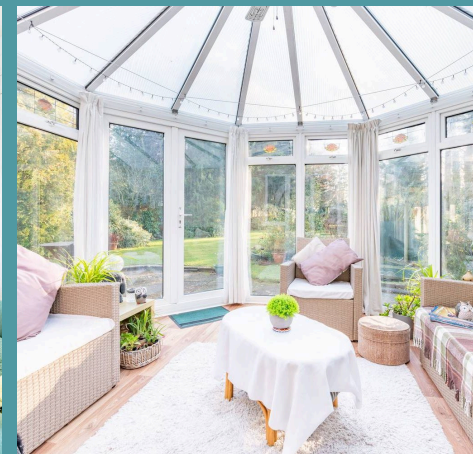
Broome, Bungay

This exquisite 1950's detached residence in the village of Broome is a hidden gem offering a wealth of character and charm. Situated on 0.55 acres (stms) of woodland grounds, this beautiful family home offers a serene and peaceful living environment, with huge potential to extend and improve (stpp). Presenting a captivating blend of period features, spacious living areas, and maintained grounds. Embrace the charm and lifestyle that this unique residence in Broome has to offer and make it your own in the heart of the countryside.

Location

Broome is a picturesque village situated just 2 miles from the popular market town of Bungay. It boasts a welcoming local pub, 'The Artichoke,' and is within reach of local shops and primary schools in nearby Ellingham and Ditchingham, as well as being part of the Hobart High School catchment area. Bungay, located within the scenic Waveney Valley, offers a wide range of amenities, including shops, schools, antique stores, restaurants, the Fisher Theatre (which now shows films), and leisure facilities such as an indoor swimming pool and a golf club.

The historic city of Norwich, around 30 minutes' drive to the north, provides mainline train services to London Liverpool Street (approximately 1 hour 54 minutes). Diss, 19 miles away, also offers mainline train connections to London. For those who enjoy the outdoors, the stunning unspoiled coastline of Suffolk, with the beautiful beaches of Southwold and Walberswick, is just a short distance away.





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Upon arrival is a grand first impression to this beautiful family home, that continues to impress throughout. A shingled driveway greets you, providing ample off-road parking for all family members and visitors, alongside a garage for storage options. The front lawn is well-maintained, bordered by hedging, planting and mature trees.

Upon entering, you are immediately captured by the sense of space and light that permeates throughout. The ground floor comprises three impeccably presented reception rooms, each offering a welcoming ambiance that is suitable for hosting guests or family living. The formal dining room flaunts a bay window and a fireplace with Baxi firegate, the sitting room features two port hole windows, a charming wood burner and double doors to the light-filled conservatory, allowing you to enjoy the outdoors within the comfort of your own home. At the heart of the home lies a open-plan kitchen/breakfast room, well-equipped with units and appliances to be able to cook your favourite meals. Complemented by a utility room for your additional storage and laundry essentials.



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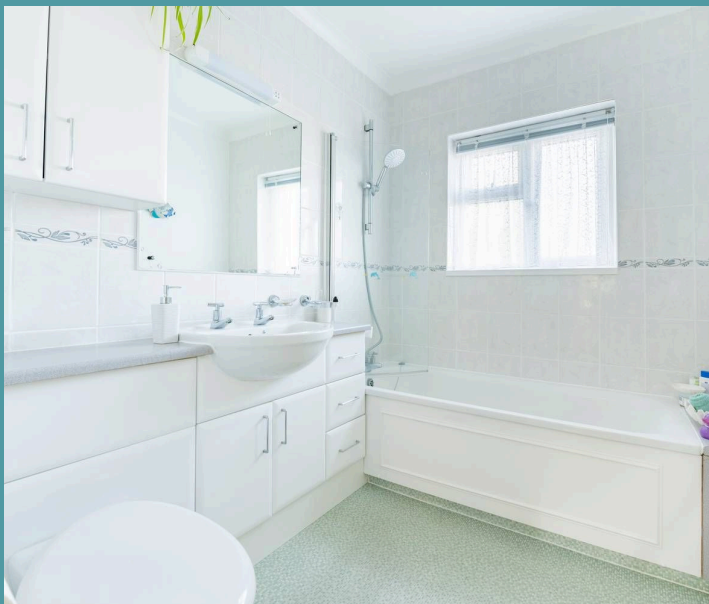
Broome, Bungay

Ascend to the first floor where you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. The fourth bedroom has the versatility to be a study, dressing room or guest room, depending on your own requirements. A bathroom completes the upper floor, accommodating all residents in the household.

The exterior of the property is equally as impressive, set on 0.55 acres (stms) of maintained grounds. It offers endless possibilities for outdoor activities and enjoyment. Whether it's al fresco dining, gardening, or simply soaking up the natural beauty, the grounds provide a peaceful and private space for all to enjoy. With the addition of a small pond, timber shed and a summer house with covered seating area. There are two additional areas at the end of the garden, where you'll find a greenhouse, storage shed and a woodland area with a pathway. Overall, it is fully enclosed so you can enjoy in seclusion.

AGENTS NOTES

We understand that this property is freehold.
Connected to mains water, electricity and drainage.
Heating system - Oil central heating.
Council Tax Band: C



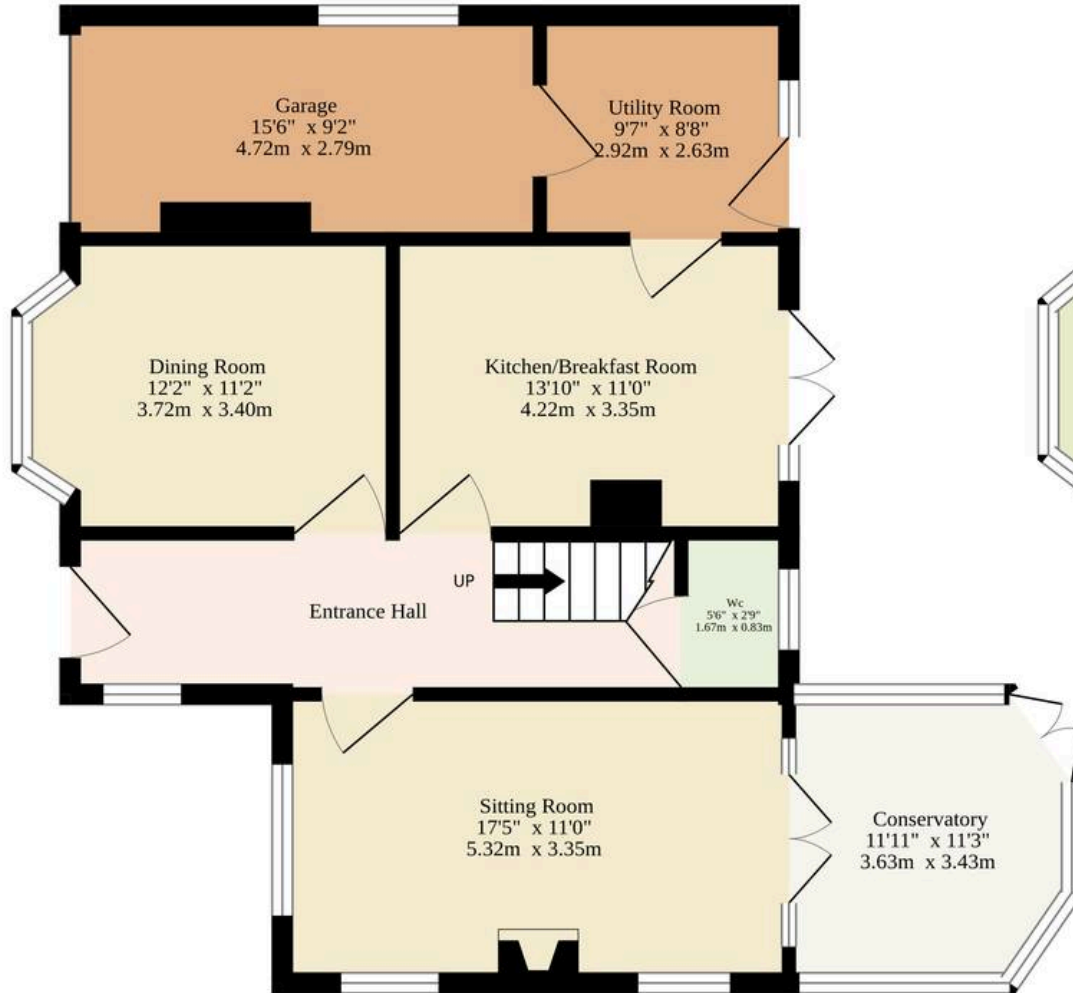


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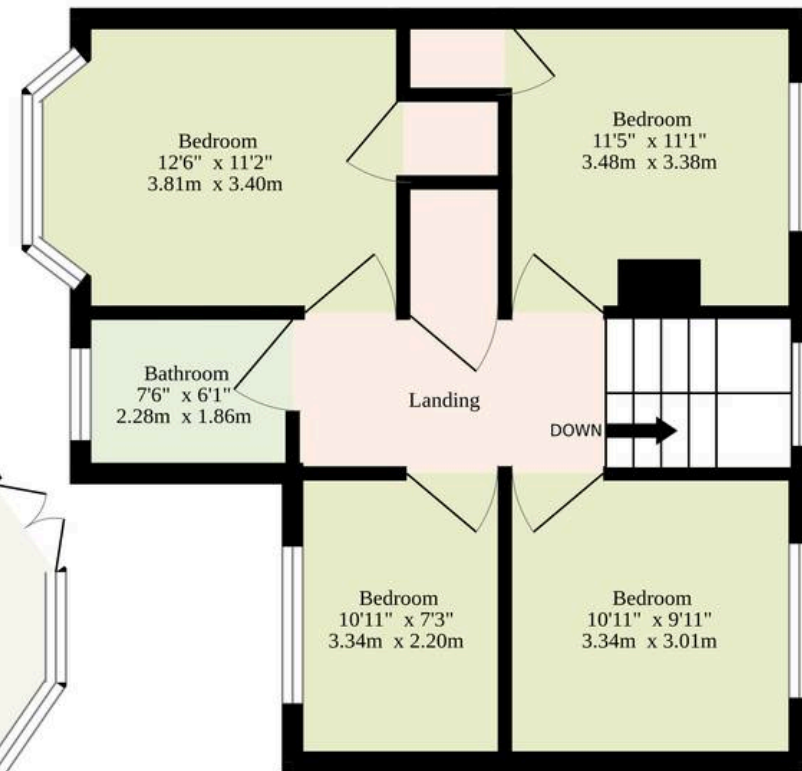
Broome, Bungay

- Exquisite 1950's detached residence in the village of Broome
- Situated on 0.55 acres (stms) of woodland grounds
- Beautiful family home with huge potential to extend and improve (stpp)
- Three reception rooms including a sitting room with wood burner, a light-filled conservatory & a formal dining room
- Kitchen/breakfast room complemented by a functional utility room
- Four bedrooms & a family bathroom
- Maintained gardens offering endless possibilities for outdoor activities and enjoyment
- Grand driveway providing ample off-road parking & a garage for storage options
- Close proximity to Broome's and Ditchingham's local amenities including village halls, a primary school, shops, Broome Heath and Pits

Ground Floor
836 sq.ft. (77.7 sq.m.) approx.



1st Floor
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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