



160 Yarmouth Road, Broome

Guide Price £500,000 - £550,000

160 Yarmouth Road

Broome, Bungay

Step into your dream family home in the village of Broome—an exquisite detached residence offering the perfect blend of space, style, and versatility. Set on a generous plot, this 2,406 sqft property boasts spacious, flexible living areas designed to adapt seamlessly to your lifestyle needs (stms). From a bright entrance hall and a versatile study ideal for work or play, to a well-equipped kitchen opening onto a beautiful garden, every corner of this home invites comfort and connection. Relax in the expansive sitting room or unwind in the light-filled conservatory overlooking a private, well-maintained lawn and patio—perfect for alfresco dining and outdoor enjoyment. Upstairs, three thoughtfully designed bedrooms include a master with en-suite, while a self-contained annex offers multi-generational living options. With ample parking, a double garage, and mature gardens, this stunning residence provides an exceptional lifestyle of comfort and ease in the heart of Broome.





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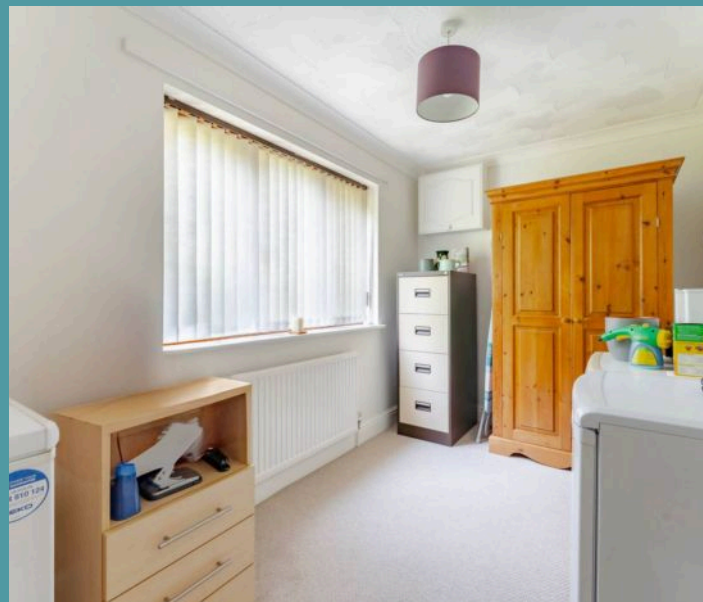
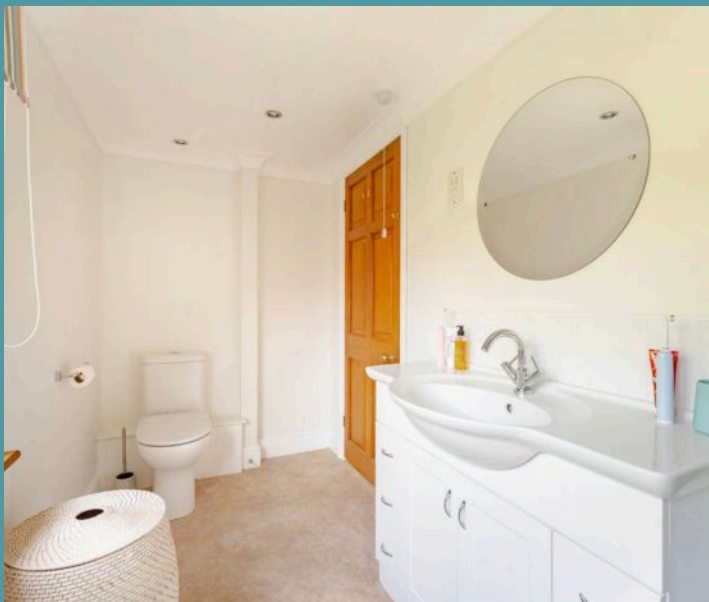
Broome, Bungay

Location

Broome is a quaint village located in the county of Suffolk, positioned within the scenic countryside of East Anglia. It lies just about 3 miles east of the market town of Bungay, making Bungay the nearest town for additional amenities and services. The village itself offers a quaint and peaceful setting, with a small selection of local shops providing everyday essentials, including a village store and a traditional pub serving the community.

For families, Broome is served by nearby primary schools, with children often attending schools in surrounding villages or in Bungay, which hosts several well-regarded primary and secondary schools. Healthcare needs in Broome are met through access to GP practices and a minor injuries unit in Bungay, while the nearest hospital with comprehensive facilities is in the larger town of Norwich, around 15 miles away.

Transport links include nearby road connections via the A143, offering easy access to Bungay and beyond, and regular bus services that connect Broome with Bungay and other neighbouring towns, facilitating travel for work, education, and leisure. The closest railway station is at Diss, about 8 miles away, providing rail links to Norwich, Cambridge, and London.





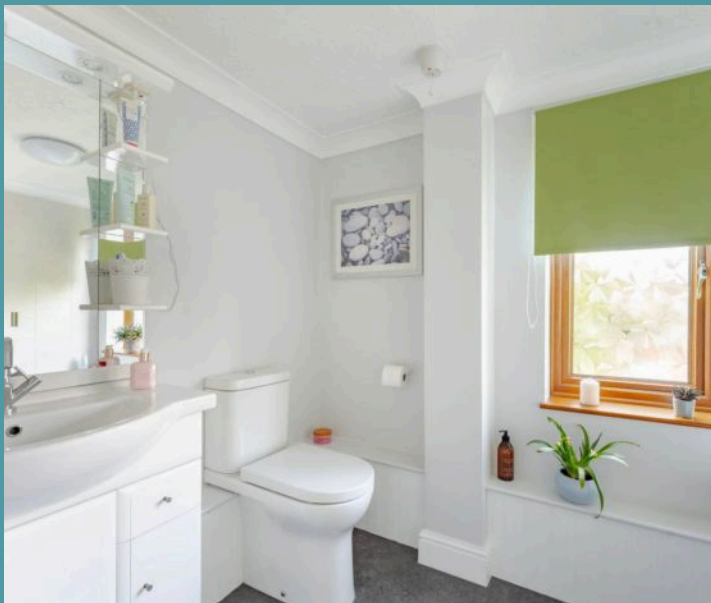
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From the moment you arrive, the large brick-weave driveway signals ample off-road parking for multiple vehicles, while the double garage adds secure space for your cars or extra storage. The beautifully maintained front garden, with its manicured greenery and landscaping, enhances the impressive façade, creating a welcoming first impression that reflects the care and attention poured into this home.

Step inside to a bright and airy entrance hall where natural light floods in, instantly setting a warm and inviting tone. A convenient cloakroom off the hall adds practical ease for guests and family. Just off the entrance, a versatile study awaits — ideal for those working from home in a focused, quiet environment, or easily transformed into a children's playroom or additional bedroom as your needs evolve.

The heart of the home is its kitchen, designed to be both functional and social. Equipped with stylish wall and base cabinetry, a built-in oven, integrated dishwasher, and plenty of room for a breakfast table, it's a space where family meals, casual dining, and everyday living blend seamlessly. French doors from the kitchen open directly onto the garden, effortlessly connecting indoor and outdoor living — perfect for hosting occasions during the summer months.





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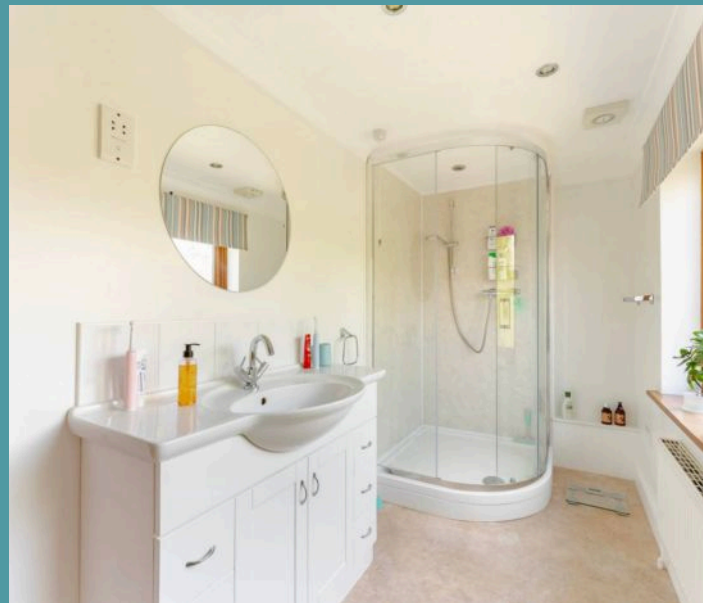
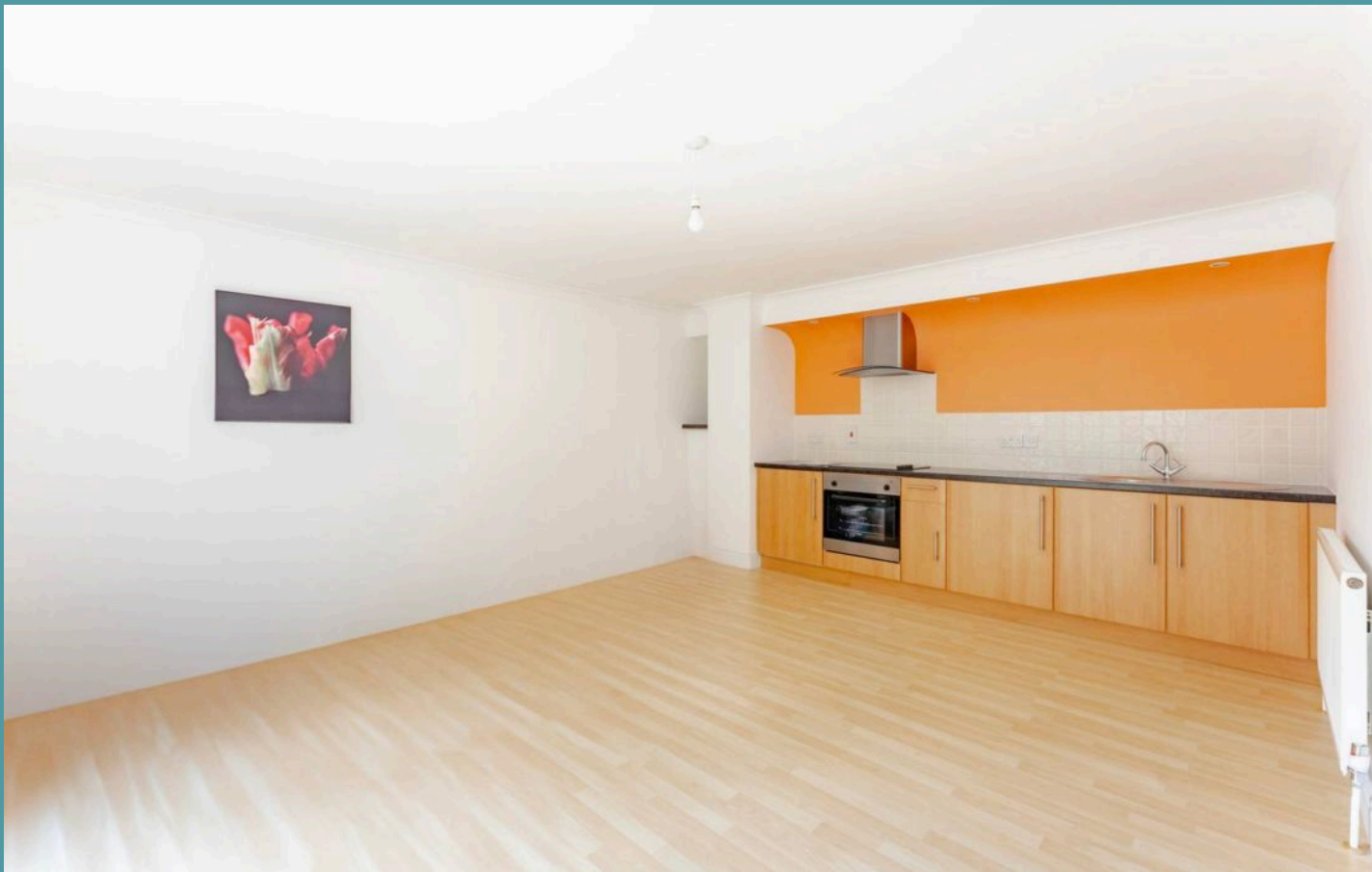
The spacious sitting room invites relaxation and gatherings, whether it's cosy evenings or lively celebrations with friends. Opening via internal double doors, the light-filled conservatory extends the reception space, allowing you to enjoy the outdoors from the comfort of your home.

Upstairs, three bedrooms provide the utmost comfort and privacy for each family member. One bedroom benefits from a private en-suite, adding a luxury touch to your everyday routine. The family bathroom, thoughtfully fitted with a three-piece suite, caters to the household with style and practicality.

A standout feature is the self-contained annex, perfectly suited for multi-generational living or as a private guest suite. Its open-plan kitchen and living area create a comfortable and functional space, complemented by a double bedroom and shower room — ideal for independent living without sacrificing connection to the main home.

Outside, the expansive, well-maintained lawn offers endless opportunities for outdoor enjoyment — whether it's play, gardening, or simply relaxing in the afternoon sunshine. The patio area invites alfresco dining and summer barbecues, surrounded by carefully planted beds and mature shrubbery that enhance privacy and beauty. A timber shed provides essential storage for gardening tools and equipment, helping keep the outdoor space tidy and accessible.



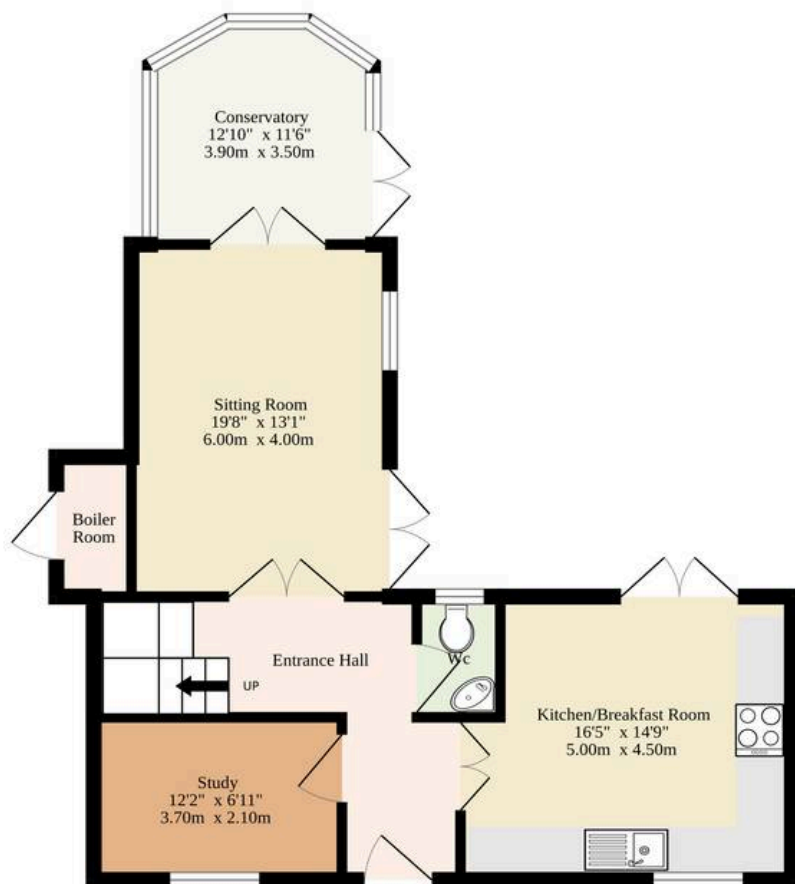


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- Generously sized detached residence extending over 2,406 sqft, designed with flexible living spaces that easily adapt to the evolving needs of modern family life
- Set on a substantial plot with beautifully manicured front and rear gardens, offering privacy, and abundant space for outdoor activities and enjoyment
- Impressive large brick-weave driveway providing ample off-road parking for several vehicles, complemented by a secure double garage that offers additional parking or storage options
- Bright and welcoming entrance hall flooded with natural light, creating a warm first impression and featuring a practical cloakroom conveniently located for guests and family use
- Versatile study offering an ideal environment for working remotely, or easily convertible into a children's playroom or additional accommodation
- Spacious, well-appointed kitchen equipped with high-quality wall and base cabinetry, an integrated dishwasher, built-in oven, and French doors that open onto the patio
- Large sitting room designed for family relaxation and entertaining, with internal double doors that lead into a light-filled conservatory, offering a versatile space to enjoy garden views in comfort
- Three bedrooms, a private en-suite and a family bathroom
- Fully self-contained annex comprising an open-plan kitchen and living area, a spacious double bedroom, and a modern shower room, ideally suited for multi-generational living or guests

Ground Floor
978 sq.ft. (90.9 sq.m.) approx.



1st Floor
671 sq.ft. (62.3 sq.m.) approx.



Outbuilding
757 sq.ft. (70.3 sq.m.) approx.



Sqft Includes The Outbuilding And The Annex

TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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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