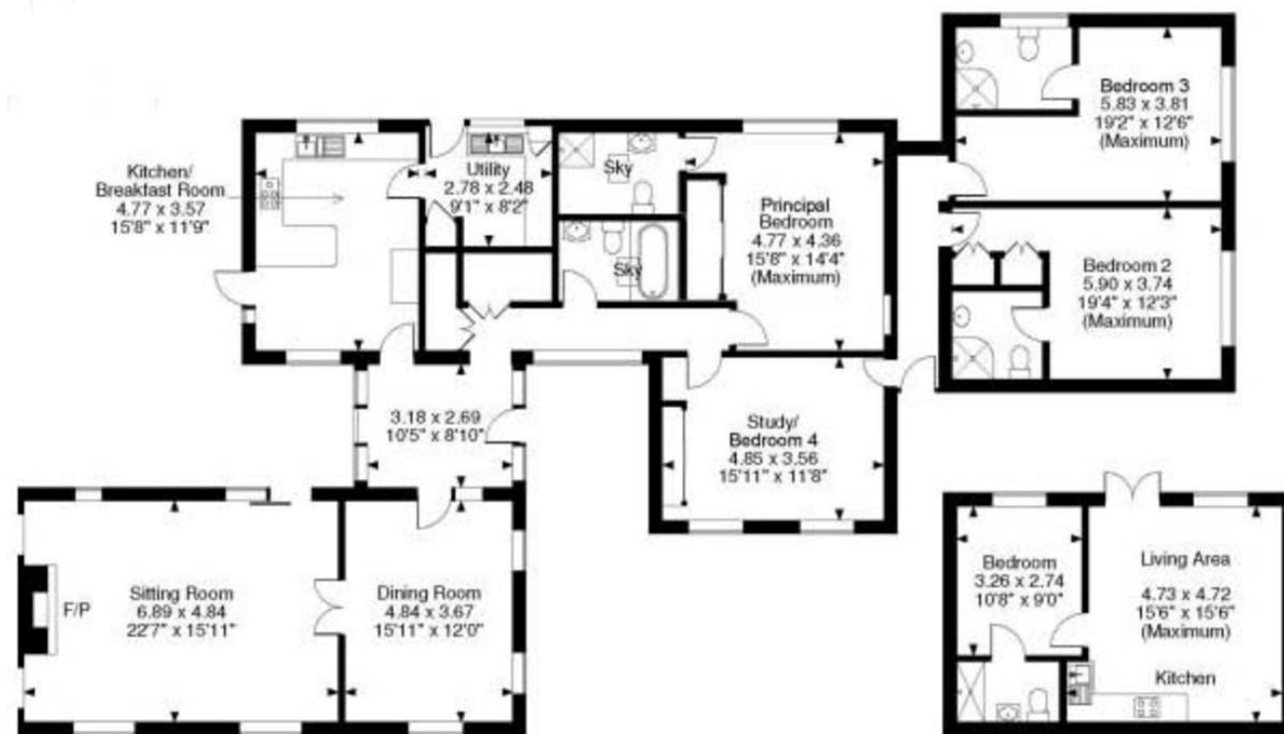




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Broomfield, Norwich Road, Roughton, NR11 8NA**

**Guide Price £585,000**

A large, detached bungalow set behind private gates in the village of Roughton. The property offers beautifully proportioned, four bedroom accommodation with annexe option and a separate one bedroom lodge in the grounds. The substantial gardens are beautifully maintained too. Close to Village amenities.

- Large well presented gardens
- Oil fired central heating
- Four bathrooms
- Wood burner
- Separate Lodge

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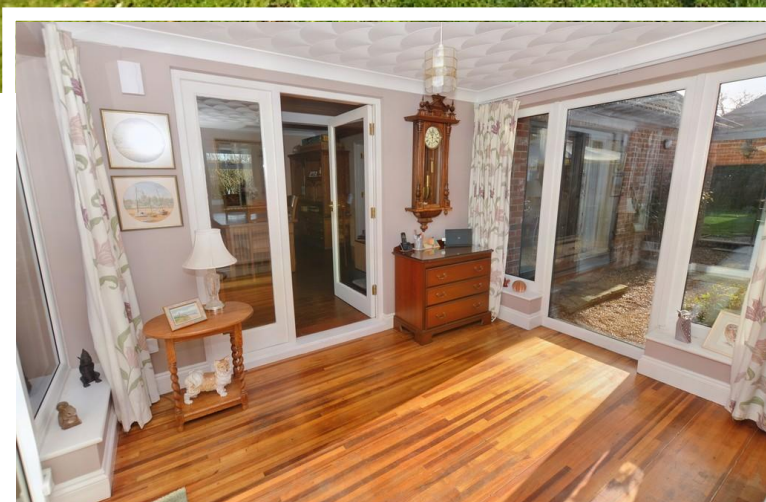
Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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**Coastal** 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.





**ENTRANCE**

UPVC sealed unit door and glazed side panels, glazed window to the rear overlooking the courtyard. Solid wood flooring, ceiling light, door to kitchen, door to

**DINING ROOM**

UPVC sealed unit windows to the front and side, wood polished flooring, ceiling light, radiator, door opening into

**SITTING ROOM**

Triple aspect room with UPVC sealed unit windows to the front and rear and sliding patio doors to the courtyard seating area. Four wall light points, two radiators, TV point, feature brick fireplace with mantle over and freestanding multi fuel burner.

**KITCHEN/BREAKFAST ROOM**

UPVC sealed unit windows to the rear and door leading out into the garden. A well fitted kitchen with cream gloss base units with granite work tops, inset sink unit with mixer tap over. Matching range of wall mounted cupboards and glass display unit. Range Master stove with gas (LPG) hob and electric ovens, provision for a dishwasher and fridge freezer. Radiator, two ceiling lights, door leading to

**UTILITY ROOM**

UPVC sealed unit window to the rear and UPVC sealed unit door to rear garden. Tiled flooring, range of base units with double drainer and single stainless-steel sink. Provision and plumbing for washing machine and tumble dryer. ceiling light, radiator, door to large, shelved walk in pantry.



**INNER HALLWAY**

Polished wood flooring, radiator, doors to AIRING CUPBOARD with shelving and further door to CLOAKS CUPBOARD.

**FAMILY BATHROOM**

White suite with roll top double ended bath and central mixer tap. vanity wash basin, low level WC, vaulted ceiling with two velux roof light. Tiled flooring, extractor fan.

**BEDROOM ONE**

UPVC sealed unit window to the rear. Triple mirrored built in wardrobes, polished wood flooring, radiator, door to

**ENSUITE SHOWER ROOM**

Shower cubicle, low level WC, vanity wash hand basin, tiled flooring, wall mounted heated towel rail, ceiling light, vaulted ceiling with velux roof light. Extractor fan.

**BEDROOM TWO/OFFICE**

Two UPVC sealed unit windows to the front, two radiators, polished wood flooring, ceiling light, built in wardrobes, door to

**SEPARATE ENTRANCE HALLWAY**

UPVC sealed unit double glazed door to hallway, tiled flooring, ceiling light, doors to bedrooms three and four

**BEDROOM THREE**

UPVC sealed unit window to rear, laminate wood flooring, ceiling light, radiator, built in wardrobe and door to storage cupboard housing hot water cylinder. Further door to

**ENSUITE SHOWER ROOM**

Integral shower room with extractor fan, separate shower cubicle, low level WC, pedestal wash hand basin, tiled flooring, ceiling light and wall mounted heated towel rail.

**BEDROOM FOUR**

UPVC sealed unit window to the rear, laminate wood flooring, radiator, ceiling light, door to

**ENSUITE**

Corner shower cubicle, low-level WC, pedestal wash hand basin, ceiling light, heated towel rail, tiled flooring. Extractor fan.

**EXTERNAL**

The property is approached off a private lane leading to double gates. This leads to a large gravel circular driveway with ample parking. Beyond this is a further brick weave drive leading under a carport and up to a detached timber garage. The front garden is beautifully designed with raised gardens behind flint walls. There is also a lawn area with large pond with pathway leading to the LODGE. The front garden also has the benefit of a working well. Through a side gate there is a small lawn area leading to a larger lawn garden with established trees and shrubs and summer house. To the side of the bungalow there is a sheltered patio area ideal for alfresco dining. To the rear of the property there is a raised garden with covered fruit garden and greenhouse.

**LODGE**

Large covered veranda leading to double entrance doors opening to Main reception space with sitting/dining area and small kitchen with electric heating and laminated flooring. The kitchen has wall and base units with fitted work top, built in single oven with hob over and space for a fridge freezer. The double bedroom has electric heating and its own ensuite shower room.

**AGENTS NOTE**

This property is Freehold, with a council band C. Mains electricity and water connected. Oil fired central heating and LPG for gas hob.

