



HONEYSUCKLE COTTAGE

35 THRANDESTON ROAD, BROME, EYE, IP23 8AT



This charming character detached cottage beautifully presented throughout, occupies a delightful plot in a semi-rural location with convenient road connections. Recently updated to a high standard, the property provides well-proportioned living spaces rich in character.

Step inside this charming property through the front door, which opens directly into the well-appointed Dining Hall. This inviting space is brimming with character, showcasing exposed beams, brick and flint walls and inglenook fireplace. Stairs rise to the first floor, and a particular highlight is the pair of stained glass leaded windows flanking the staircase. The Dining Room also features beautiful stone flooring which also features in the inner hallway, ground floor bathroom and Sitting room. Wooden latch doors leading to both the inner hallway and the delightful Sitting room. A wonderful feature of the room is the inglenook fireplace housing a multi-fuel burner. An opening leads into the Utility room, which has space for washing machine and tumble dryer. A stable door provides access to the rear garden. Glass doors connect the Utility room to the garden room.

From the inner hallway you'll find wooden latch doors leading to the Recently refitted Cottage Style Kitchen and a generously sized ground floor bathroom. The kitchen offers a range of floor mounted

units with a wooden work top covering butler style sink, electric hob with oven under, space for dishwasher and freezer and a separate built in cupboard. The bathroom has a clawfoot roll top bath W.C and wash hand basin. The inner hallway, which boasts built in cupboards, also provides access to the rear porch.

Ascending the stairs, you'll arrive at a good-sized first-floor landing, offering ample space for a study area. Wooden latch doors lead to the shower room and three well-proportioned bedrooms.

Outside, the property benefits from substantial grounds. There are two gravel driveways: one offering parking for approximately four vehicles as well as a covered carport and a second gated smaller driveway. A side gate opens to the beautiful gardens, which feature a large terrace area lawns, and a charming water feature in one section. The gardens are further enhanced by well-stocked beds and borders. A separate side



and borders. A separate side garden includes a green house another water feature and provides access to the front garden and the second driveway. Completing the outdoor space is a summer house, currently being utilised as a home gym, and a characterful clay lump barn/workshop, which, subject to the necessary consents, could be converted into a home office or studio.

LOCATION

Brome is a small village located just 3 miles from the market town of Diss which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

AGENT'S NOTE

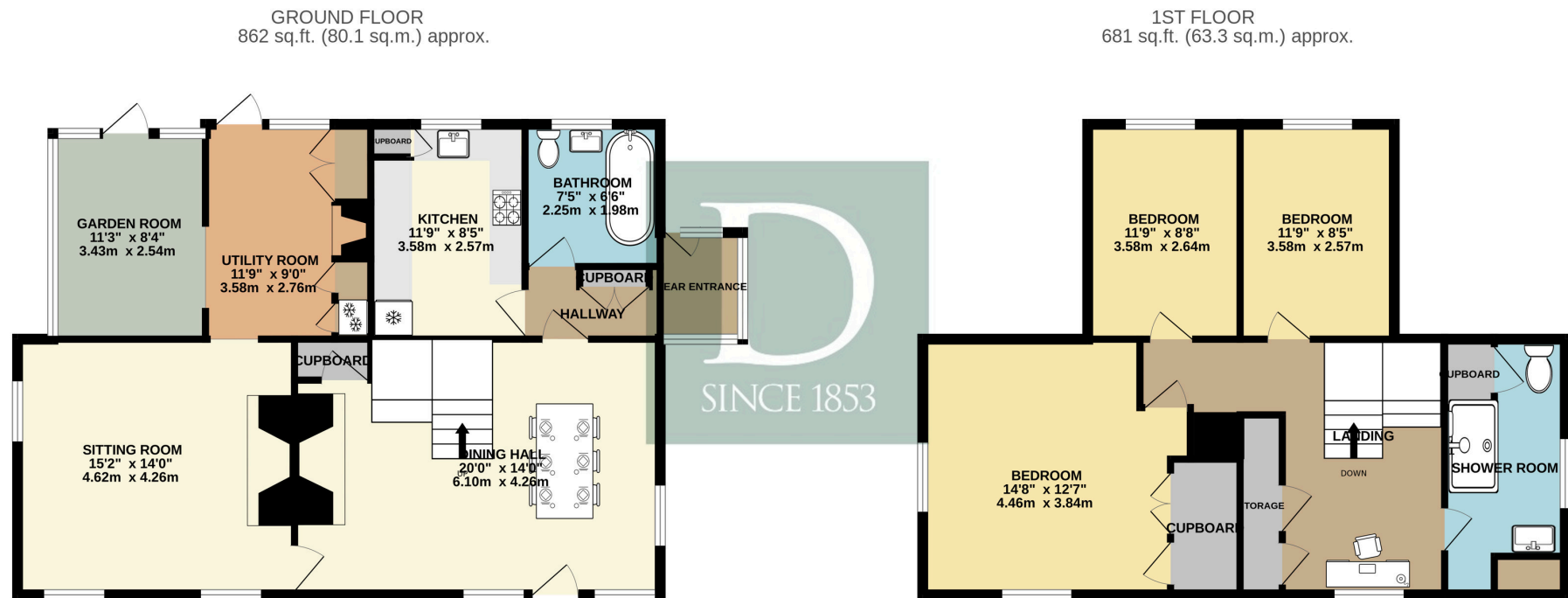
The exterior photographs were taken in June 2025.







FLOOR PLAN



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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