



**The Crossroads, Brome, Eye**

**Harrison Edge**  
Estate Agents

A lovely example of a 4 bedroom detached house, owned since new in 2022 and very lightly lived in since. Well planned and proportioned living space includes lounge and snug, utility room and cloaks along with tremendous fitted kitchen dining room. A very smart house!

- Ground floor underfloor heating
- Air Source Heat Pump
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen appliances
- Double Garage & additional parking

### Location

3 The Crossroads forms part of a small, stylish development of detached homes set along a No Through Road. The village of Brome, combined with its neighbour Oakley stretches east west along the southern fringes of the Waveney valley bordering Thrandeston and Stuston to the north and west and Eye to the south. The beauty of The Crossroads is the direct result of a relandscaped road system creating the No Through Road along which the houses sit and reducing considerably the movement of traffic out of Eye along what was the principle route to the A140. The improvements resulted in two roundabouts being inserted to the A140 which one at Brome has resulted in a rejuvenation of this side of the village. The houses are nicely set back from the road behind classic parkland railings in a slightly elevated position and enjoy an attractive outlook from the front. Public transport and school buses stop at the crossroads. The village itself offers a number of community benefits involving the Village Hall including a Friday night Community Club bar and regular social events throughout the year. The annual Village Fete is held in the grounds of Brome Hall. Eye is only two miles away with 'everyday' shops, Primary School, Hartismere High School, Health Centre etc. Diss, just to the north approximately three miles, includes a mainline rail station with services between the Cathedral City of Norwich to the north and London Liverpool Street.

### Description

No.3 has a very good approach and makes a strong impression on arrival. The drive leads up from the road between the park railings and whilst slightly set to the left, the approach feels very much like that of this particular house. Not only does the front

lawn obviously belong to the house but also the lawn and trees up to the railings creating a lovely frontage. The drive sweeps around to the double garage set discreetly to the left of the house and two additional spaces sit opposite. Upon entering the house one is immediately struck by the sizeable reception hall which acts as hub to the ground floor. The ground floor is laid out to include the main reception room along with a versatile second room the current owners use as a Snug. A utility room and cloakroom complete the picture along with the kitchen which as a result of the L'shape footprint of the house, stretches out to an impressive 6.99m allowing a great kitchen dining combination. The sleek kitchen also, as one might hope, includes an above average range of appliances. Upstairs the central landing serves each of the four bedrooms the master bedroom being particularly roomy and with en suite shower room. The three remaining rooms are nicely balanced and include built-in storage in two along with twin double wardrobes in the master bedroom. Owned since new in 2022, this house has been lightly lived in and appears as good as new but with the advantages of having been a home: a particularly nice example.

### Reception Hall: 11'9" x 10'1" (3.58m x 3.07m)

The multi-point locking outer door opens to a surprisingly roomy reception hall laid with Karndean flooring in a smart woodgrain finish and herringbone pattern. Stairs to one side lead to the first floor and includes a cupboard beneath. Built-in double cloaks cupboard. Recessed ceiling spots.

### Snug: 11'9" x 8'3" (3.58m x 2.51m)

A versatile additional ground floor room currently serving as Snug but equally suitable as Study, Playroom etc. A window to

the front provides a good outlook and provides natural light in addition to the recessed ceiling spots. Floored with matching Karndean flooring.

### Lounge: 18'9" x 13'2" (5.72m x 4.01m)

A lovely main reception room with focal point of a chimneybreast with solid fuel burning stove set on a slate hearth. and bressummer beam type mantel shelf. A window to the front provides a further opportunity to enjoy the frontage and a sliding patio door leads to the extended rear terrace and garden. Recessed ceiling spots.

### Kitchen Dining Room: 22'11" x 11'9" (6.99m x 3.58m)

A fabulously sleek looking kitchen in a gloriously light and roomy space. A marble type solid worktop extends across deep pan and double drawers and incorporates an AEG 5 ring induction hob with matching chimney hood above. Matching wall cupboards combine with a full wall bank of further units incorporating twin side by side mid height AEG ovens plus a pair of concealed matching fridge freezers. A stainless steel undermounted sink sit below one of two windows and features a mixer tap with integrated filter function. Integrated dishwasher. Integrated recycling and refuse bins. The worktop forms a peninsular dividing the working kitchen area from the ample dining space which contains a further window along with French windows leading outside to the terrace and garden. A 'back' door at the side of the house is ideally placed for access from the garage/parking area when depositing shopping from the car for example.

**Utility Room:** 6'6" x 5'9" (1.98m x 1.75m)

Fitted with matching marble type worktop along with twin appliance space including plumbing for washing machine. Useful bank of wall cupboards. A door leads to the...

**Cloakroom:** With suite comprising low level wc and wash basin set on a cupboard & drawer stand. Window.

**First Floor Landing:** A long central landing approached via the stairs and stairwell which features an additional window to the front elevation. Built-in airing cupboard with hot water storage tank and shelving. Access to loft space. Single radiator.

**Master Bedroom:** 17'3" x 11'9" (5.26m x 3.58m)

A super big room with windows at the rear to two elevations. Attractively designed and featuring twin double wardrobes. Double radiator. Television point etc.

**Ensuite Shower Room:** Fitted with a suite comprising walk-in shower enclosure, low level wc and wash basin on cupboard and drawer stand and mirror above with integrated vanity lighting. Stainless heated towel rail. Window to the rear elevation.

**Bedroom 2:** 13'4" x 10'3" (4.06m x 3.12m)

Featuring built-in wardrobe cupboard. Double radiator with thermostatic valve. Window to the rear. Television point etc.

**Bedroom 3:** 13'3" x 8'1" (4.04m x 2.46m)

With window to the front elevation. Double radiator with thermostatic valve. Television point etc.

**Bedroom 4:** 11'8" x 7'10" (3.56m x 2.4m)

Complete with twin built-in wardrobe cupboards. Double radiator with thermostatic valve. Window to the front elevation. Television point etc.

**Bathroom:** Laid with Karndean flooring as the En Suite and fitted with a suite comprising panelled bath with shower attachment over, separate shower enclosure, vanity wash basin with drawer and cupboard beneath plus mirror with integrated vanity lighting. Stainless steel heated towel rail. Double radiator with thermostatic valve.

**Gardens & Grounds:** The house along with its neighbours are set back from the No Through Road behind classic parkland railings and a deep frontage combining driveway and in this case, additional lawn which extends up to the railings. No.3 also benefits from a driveway spur providing additional parking if required. However, the DETACHED DOUBLE GARAGE does have a nice brick paved forecourt for parking and being set back from the front elevation, allows for two pairs of cars to be parked. The garage has electric roller door, power and light along with a rear side door plus scope for roof space storage.

The rear garden is now nicely establishing having been a blank canvass for the current owners. The paved terrace is now enlarged making the space a great entertaining area and runs up to a neatly maintained lawn now edged with a planted border. Two raised beds are set to one side behind the garage. Outside tap and lighting. Viewers will note a commercial building to the rear of these properties. The business is Renvale an automotive electrical engineers specialising in motorsport wiring looms.

**Services:** The vendor has confirmed that the property benefits from mains water, electricity and drainage.

**Mobile & Broadband:** OfCom Mobile & Broadband Checker - paste the following link into your browser: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP238FD&uprn=10095539878>

**Flood Risk:** For Flood Risk information paste the following Link into your Browser: <https://check-long-term-flood-risk.service.gov.uk/risk#>

**Wayleaves & Easements:** The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**Postal Address:** 3 The Crossroads, Brome, Eye, IP23 8FD

**Local Authority:** Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax:** The property has been placed in Tax Band E.

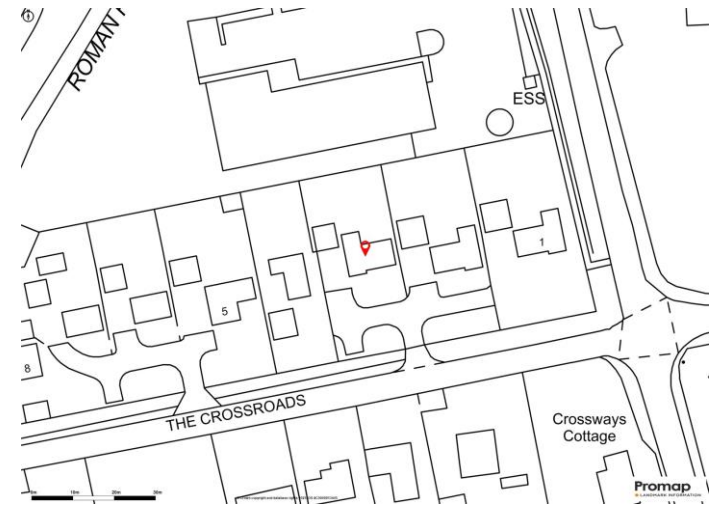
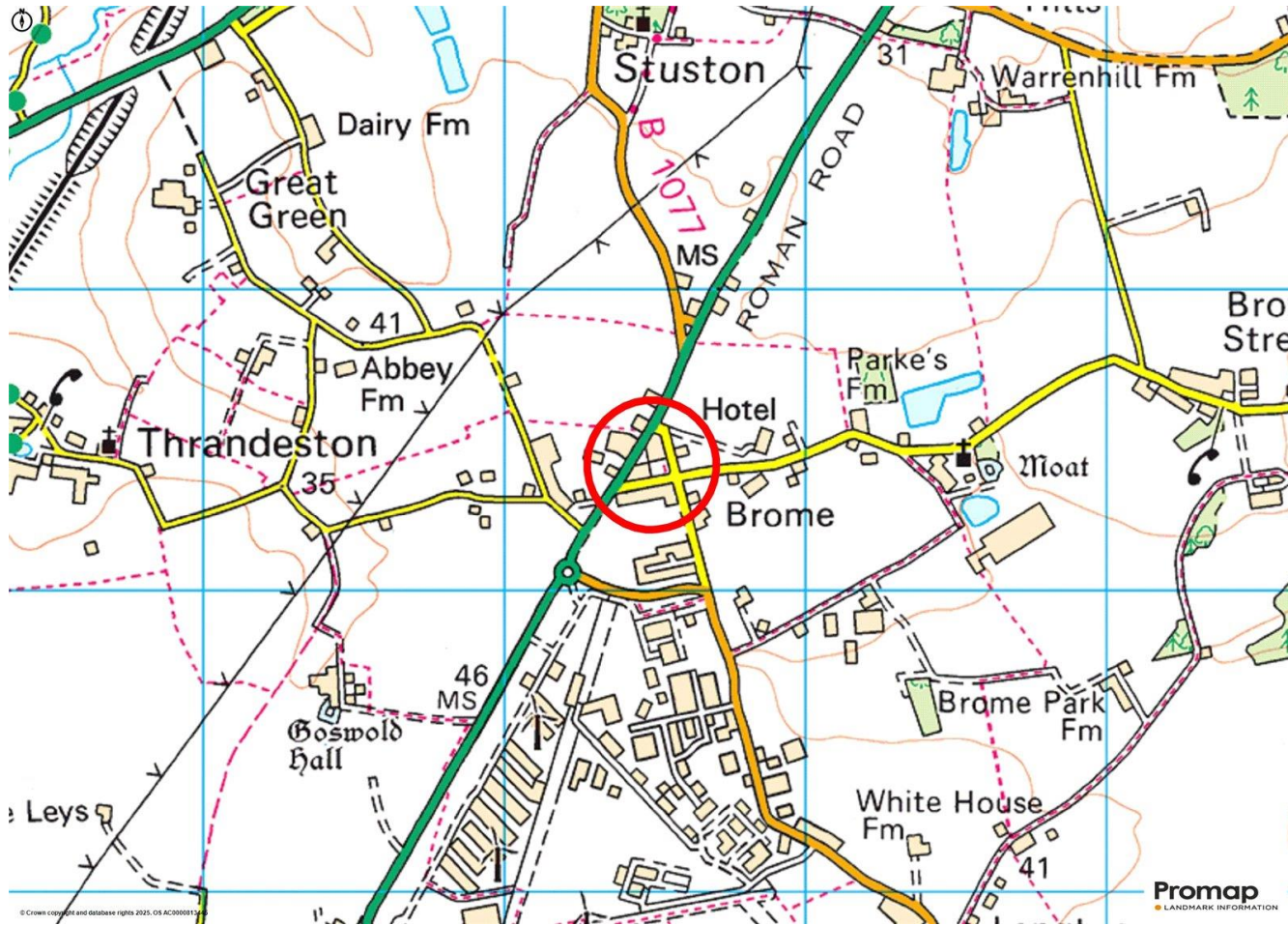
**Tenure & Possession:** The property is for sale freehold with vacant possession upon completion.

**Fixtures & Fittings:** All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

**Viewing:** By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

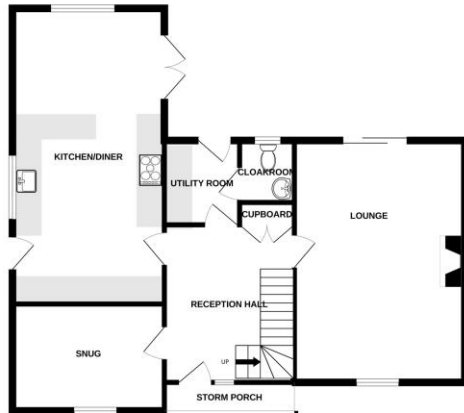
**Directions**

Off either the B1077 or A140 turn into Eye Road, Brome. At the crossroads turn into the No Through Road where No.3 will be found on the right

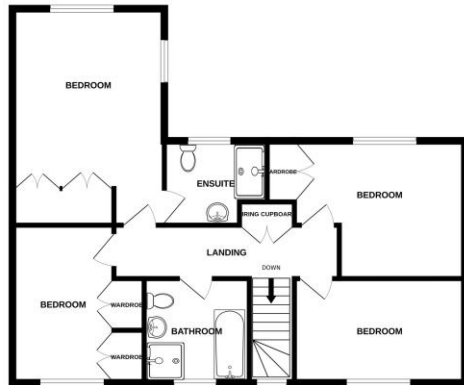


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>89</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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