

£400,000  
Asking Price

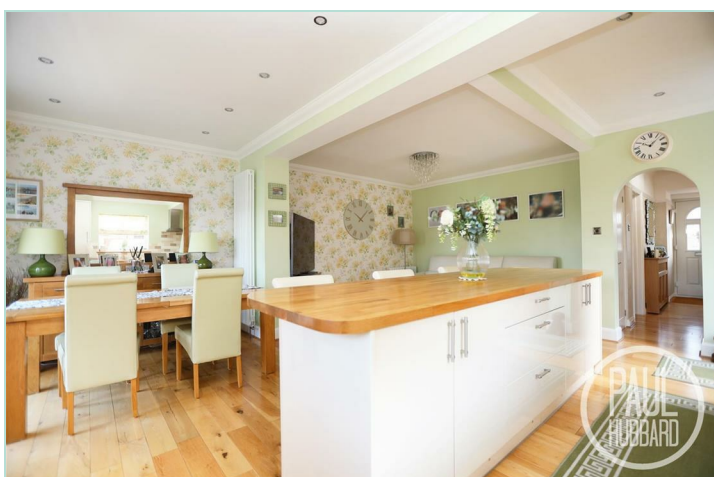


## Gunton Drive

Suffolk, NR32 4QA

- Stunning family home
- 3 Separate bedrooms
- Sought after Gunton location
- Sizeable open plan ground floor extension
- Walking distance to the beach
- Ample off road parking
- Purpose built study/summerhouse
- Garage with timber shed to rear
- Ground floor WC and 1st floor bathroom
- Close to local amenities





## SUMMARY

This beautifully presented semi-detached family home is situated in sought after Gunton, it is walking distance to the beach and other local amenities, having under gone a full renovation featuring a sizeable open plan ground floor extension, 3 bedrooms, separate sitting room, ground floor WC, 1st floor family bathroom, ample off road parking, garage, purpose built study/summerhouse and much more!

## LOCATION

This home is located in Gunton, an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

## ENTRANCE HALL

A welcoming entrance hall with UPVC double glazed window and door to the front aspect, solid oak flooring throughout, radiator, carpet stairs to the first floor landing, doors opening to a sitting room, built in storage cupboard, under stairs cupboard and opening to the main living area; kitchen/diner/lounge.

## SITTING ROOM

4.7 into bay x 3.7

A separate reception room with a beautiful UPVC double glazed bay window to the front aspect with plantation shutters, carpet flooring throughout, radiator and coal effect electric fireplace.

## MAIN LIVING AREA

6.7 x 5.7 max



### KITCHEN/BREAKFAST BAR

An open plan space with modern Benchmark kitchen comprising of a UPVC double glazed window and door to the side aspect and additional window to the rear, solid oak flooring throughout, part tile walls, a selection of units above and below, solid oak work surfaces, large breakfast bar area and cupboard housing a gas combi boiler. A variety of AEG appliances including a extractor fan, 5 ring gas hob, integrated dishwasher, fridge/freezer, washing machine, double oven grill and microwave. Stainless steel sink with drainer and solid oak door opening to a separate cloak room.



### LOUNGE/DINER

UPVC double glazed French doors to the rear aspect opening into the garden, solid oak flooring throughout and x2 radiators.

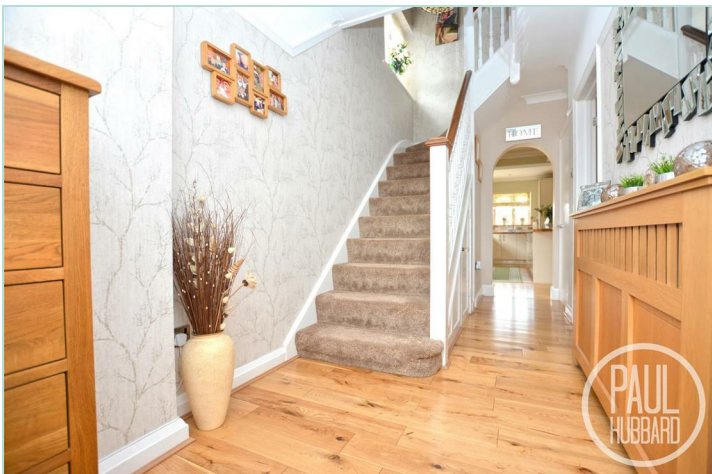
### WC

1.0 x 0.8

UPVC double glazed window to the side aspect, tile flooring throughout and toilet with built in wash basin.

### FIRST FLOOR LANDING

A light and airy landing with UPVC double glazed window to the side aspect, picture rail, carpet flooring throughout, loft hatch with ladder and solid oak doors opening to the bathroom and bedrooms 1-3.



### BATHROOM

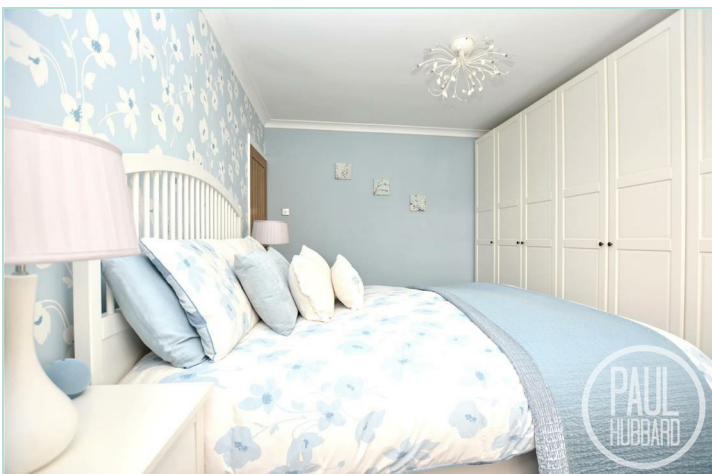
2.6 x 2.3

A sizeable family bathroom with x2 UPVC double glazed windows to the side and rear aspects, tile flooring throughout, tile walls, heated towel radiator, pedestal wash basin, toilet, bath with shower attachment and mains fed shower enclosed within a glass cubicle.

### BEDROOM 1

4.6 into bay x 3.4

A spacious master bedroom with beautiful UPVC double glazed bay window with plantation shutters to the front aspect, carpet flooring throughout, radiator and doors opening to built in wardrobes.



### BEDROOM 2

3.6 x 3.4

A double bedroom with UPVC double glazed window to the rear aspect, carpet flooring throughout, picture rail, radiator and door opening to a storage cupboard.





### BEDROOM 3

3.0 x 2.3

Situated at the front of the property this third bedroom comprises of a UPVC double glazed bay window with plantation shutters, additional window to the side aspect, laminate flooring throughout and radiator.

### OUTSIDE

**GARAGE (5.3m x 2.6m)**

Double solid wood doors open to a brick built garage with light and power. An opening leads through to an additional timber shed (4.2m x 2.8m) built off of the back with light, power and UPVC double glazed door to the side aspect.

**WORKSHOP/STUDY**

Located at the base of the garden is a purpose built workshop (4.5m x 3.3m) with light, power, UPVC double glazed window and door opening to rear access.

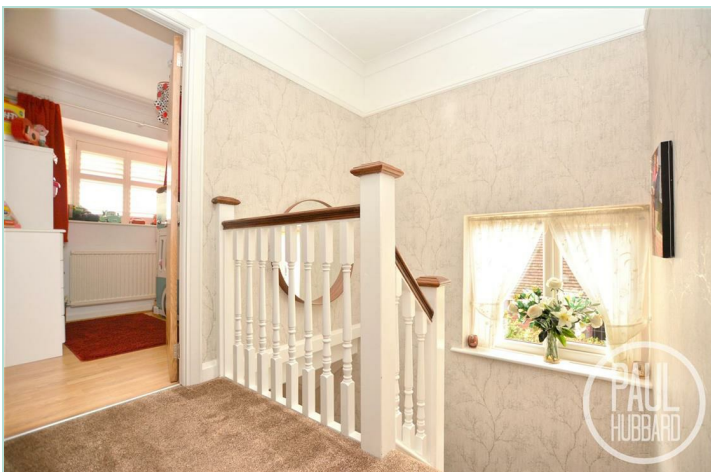
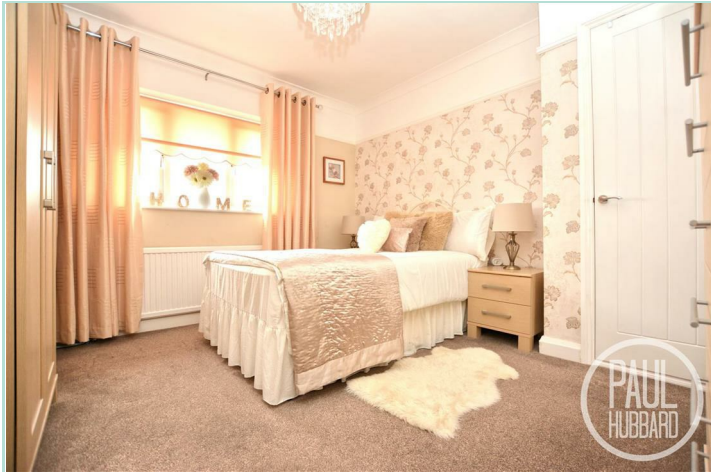
Joined to a separate summerhouse/study room (4.5m x 4.4m) with UPVC double glazed window and French doors to the front aspect, light and power throughout.

To the front of the property a block paved driveway with ample off road parking leads up to a laid lawn garden with decorative borders, steps up to a storm porch and solid wood gates which open to additional parking, access to the kitchen, garage and timber gate to the rear garden.

To the rear of the property a patio seating area with pathway to a fully enclosed west facing laid lawn garden with mature tree and shrub borders and raised decked area which provides access to a purpose built workshop, study/summerhouse and timber gate opening to a storage area.

### FINANCIAL SERVICES

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 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.  
 Made with Metropix ©2022

**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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