

£350,000
Guide Price



Murillo Drive Lowestoft, NR32 4QH

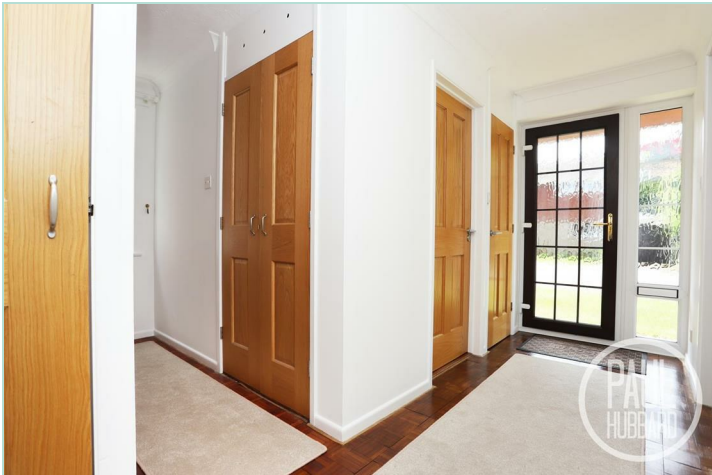
- Detached family home
- Four spacious bedrooms
- Double garage
- Driveway with gated off-road parking
- Open-plan lounge/diner with French doors to the rear garden
- Modern kitchen with space for a table
- Ground floor shower room + first floor family bathroom
- Ample storage space
- Well-maintained by the current owners
- Set on a sought-after cul-de-sac in Gunton





Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance hall

UPVC double glazed entrance door and window to the front aspect, parquet flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the kitchen, shower room, lounge/diner and X3 storage cupboards.

Kitchen

4.62m x 3.44m

UPVC double glazed window to the front and side aspect, vinyl flooring throughout, part tiled walls, a radiator, units above and below, laminate work surfaces, sink with drainer, extractor fan, spaces for a double oven, fridge, freezer and a dishwasher, and doors opening to a pantry and to the driveway.



Shower room

2.25m x 2.08m

UPVC double glazed obscure window to the front aspect, tiled flooring throughout, tiled walls, shower within an enclosed glass cubicle, vanity unit with inset sink, a toilet and a heated towel rail.

Lounge/ Diner

7.22m 3.87m

UPVC double glazed bay window and French doors to the rear aspect, parquet flooring throughout, X2 radiators and a gas fireplace.



Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator, loft hatch and doors opening to the bathroom and bedrooms 1-4.

Bedroom 1

3.88m x 3.22m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and a doors opens to a built in wardrobe.



Bedroom 2

3.83m x 3.12m

X2 UPVC double glazed windows to the front aspect, laminate flooring throughout and a radiator.

Bedroom 3

3.30m x 2.85m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and a door opens to a built in wardrobe.

Bedroom 4

3.32m x 2.63m

UPVC double glazed window to the front aspect, laminate flooring throughout and a radiator.

Bathroom

2.41m x 2.15m

UPVC double glazed window to the side aspect, tiled flooring throughout, underfloor heating, tiled walls, toilet with hidden cistern, vanity unit with inset sink, bath with overhead shower and a heated towel rail.



Outside

The front of the property features a well-maintained laid lawn alongside a spacious driveway offering ample off-road parking. A pathway provides direct access to the main entrance door and a secondary entrance to the kitchen. There is also an outside tap for convenience and a large gate to one side leads through to the rear garden.



The rear of the property boasts a spacious driveway with ample off-road parking, a well-kept laid lawn, a patio area ideal for outdoor entertaining, a purple slate section, and a double garage. The entire area is enclosed by fencing, offering both privacy and security.

Garage

5.11m x 5.06m

Electric door with light and power.

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.



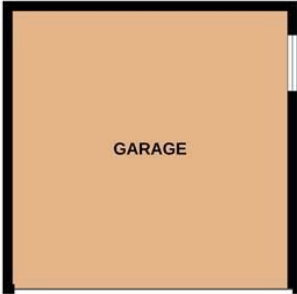




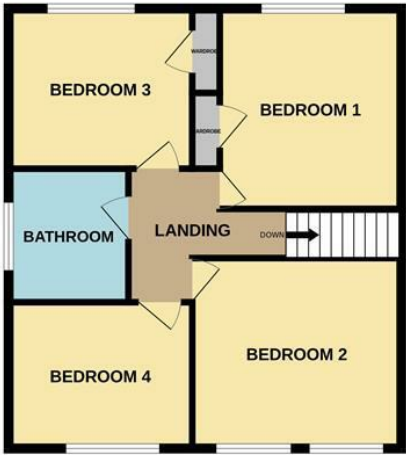
Tenure: Freehold
 Council Tax Band: D
 EPC Rating:
 Local Authority: East Suffolk

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

GROUND FLOOR
 902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
 602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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