

£280,000
Offers In Excess Of



Rubens Walk

Gunton, NR32 4LR

- Well presented detached bungalow
- Off road parking
- Garage
- Sought after location in the heart of Gunton
- Close proximity to local walking trails
- Chain free
- Modern kitchen & bathroom
- Gas central heating with combi boiler
- Double glazed throughout
- Bright & airy garden room

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**PAUL
HUBBARD**



Location

This home is located in 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.



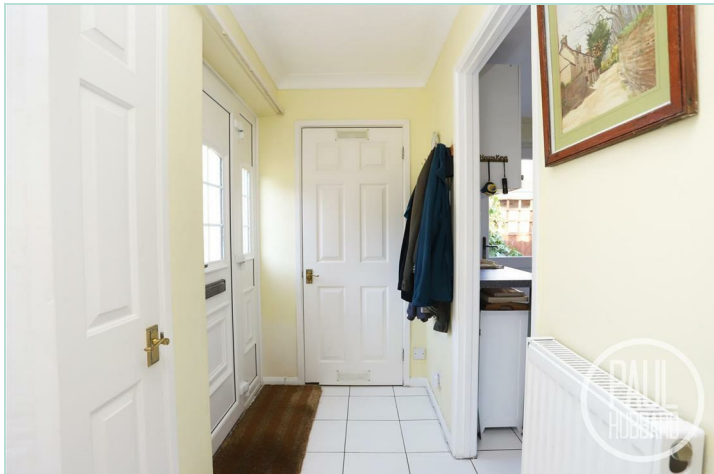
Entrance Hall

UPVC double glazed window & door to the front aspect, tile flooring, radiator, x2 storage cupboards (housing the gas meter & consumer unit) and doors opening to the kitchen & lounge/diner.

Kitchen

2.95 x 2.57

Tile flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, spaces for an oven, washing machine & fridge-freezer and a UPVC door opens to the side exterior.



Lounge/Diner

5.28 x 3.19

Fitted carpet, UPVC double glazed window to the front aspect, radiator, electric fireplace and a door opens to the rear hallway.

Rear Hallway

Fitted carpet, loft hatch, storage cupboard housing the gas combi boiler and doors opening to bedrooms 1 & 2 & the bathroom.



Bathroom

2.05 x 1.87

Tile flooring, UPVC double glazed obscure window to the side aspect, tile walls, extractor fan, heated towel rail, suite comprises a toilet, pedestal wash basin with mixer taps, panelled bath with a mixer tap and a hand-held shower attachment.

Bedroom 1

3.90 x 3.19

Fitted carpet, UPVC double glazed window to the rear aspect, vertical radiator and space for a double bed.



Bedroom 2/ Study

2.97 x 2.93

A versatile room perfect for a bedroom or study. UPVC double glazed window to the rear aspect, vinyl flooring, vertical radiator, built-in storage cupboards and a UPVC door opens into the garden room.

Garden Room

3.88 x 3.60

Vinyl flooring, UPVC double glazed windows, radiator, down lights and UPVC French doors opening to the garden.



Outside

The front garden features a neatly maintained lawn bordered by decorative plants and shrubs, all enclosed by a brick wall surround. A brick weave pathway leads through a charming timber archway and up to the main entrance door. Gated access to the rear garden is also provided.

At the side, a pathway bordered by shingle beds, plants, and shrubs offers space for bin storage, raised planters and an outdoor tap, seamlessly connecting to the rear garden.



The rear garden is a well-kept, mature outdoor space with a laid lawn, raised planters and borders filled with vibrant plants and shrubs. It also includes two patio areas ideal for seating, three timber storage sheds, a greenhouse and a gate providing access to the rear, where a detached brick-built garage and off-road parking can be found.

Garage

4.72m x 2.18m

Set in front of a driveway which provides off road parking for multiple vehicles, this garage features an up-and-over door and ample storage space.

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: B
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>67</div>	<div>83</div>
(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



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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