


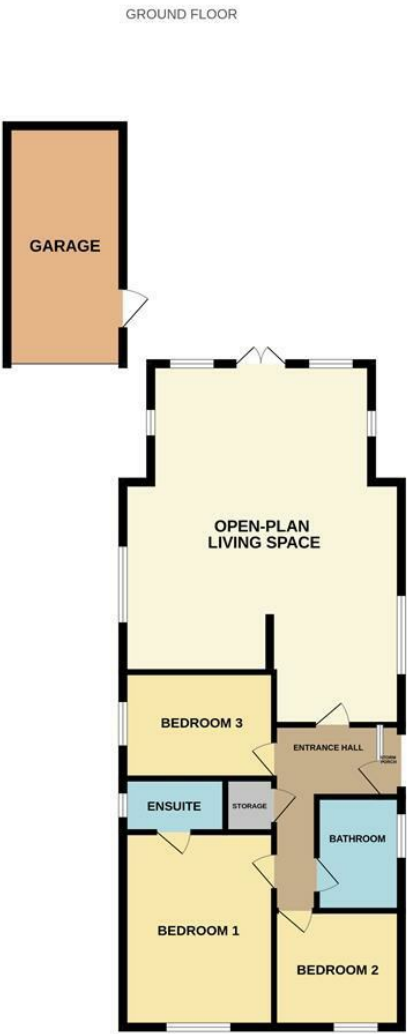


Tenure: Freehold
Council Tax Band: D
EPC Rating: C
Local Authority: East Suffolk Council

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 

£290,000
Offers In Excess Of



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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Clover Way Gunton, NR32 4JS

- Well presented detached bungalow
- Chain free
- Off road parking for multiple vehicles
- Garage
- 3 separate bedrooms
- Master bedroom with en-suite shower room
- Gorgeous open-plan layout
- Front & rear gardens
- Modern décor throughout
- South after location in Gunton

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

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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 breath-taking 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 window & door to the side aspect, fitted carpet, radiator, storage cupboard, loft access and doors opening to all internal rooms.

Open-plan living space

7.13 max x 5.76 max
Laminate flooring, x6 UPVC double glazed windows to the side and rear aspect, x2 radiators, down lights, units above & below, laminate worksurfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, cupboard (housing gas boiler), spaces for a fridge freezer, washing machine & dishwasher and UPVC French doors open to the rear garden.

Bedroom 1

4.60 x 3.03
Fitted carpet, UPVC double glazed window to the front aspect, radiator and door opens to the ensuite shower room.

Ensuite shower room

2.25 x 0.86
Tiled flooring, UPVC double glazed window to the side aspect, heated towel rail, extractor fan with light, tile splash backs, suite comprises a toilet, wash basin set into a vanity unit and a mains fed shower with handheld & rain fall heads, set into a cubicle enclosure.

Bedroom 2

3.51 max x 2.63 max
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 3

2.97 x 2.09
Fitted carpet, UPVC double glazed window to side aspect and a radiator.

Bathroom

2.28 x 1.68
Tiled floor & walls, UPVC double glazed obscure window to the side aspect, heated towel rail, down lights, suite comprises a toilet, wash basin set into a vanity unit, tiled jacuzzi bath with a mixer tap and an electric shower set above.

Outside

The front offers off-road parking for multiple vehicles and features a shingle garden, partially enclosed by a brick wall and panel fencing. On one side, there is access to the garage (with an up & over door & internal lighting), while the other side leads to the main entrance door and gated access to the rear garden.

The rear garden is primarily laid to lawn, bordered by shrubs with a patio area, all of which is fully enclosed by a timber fence. A door provides direct access to the garage for added convenience.

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.

