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£210,000
Guide Price

Wissett Way

Gunton, NR32 4DL

- Well presented family home
- Spacious throughout
- Set on a generous corner plot
- Off road parking & garage to the rear
- 3/4 bedrooms
- Versatile living spaces
- 2 shower rooms & an additional bathroom
- Extended - perfect for an annexe style space
- Chain free
- Close to local amenities, shops & schools

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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.

Porch

UPVC entrance door, dual aspect double glazed windows, vinyl flooring, space for storage, timber obscure window to the rear aspect and a door opens into the entrance hall.

Entrance Hall

Laminate flooring, stairs leading to the first floor landing, under-stair storage space and doors opening to the shower room, sitting room, kitchen/ diner, the boiler cupboard & a storage cupboard.

Shower Room

1.77 x 1.08

Vinyl flooring, timber frame obscure window to the front aspect, storage cupboard, tile splash backs, toilet, wall-mounted wash basin with hot & cold taps and a shower area ready for replacement fittings.

Sitting Room

4.08 x 3.18

Laminate flooring, UPVC double glazed window to the rear aspect, an electric fireplace and a UPVC door opens to the conservatory.

Conservatory

5.72 x 1.85

Wood flooring, timber frame dual aspect windows, electric heater and French doors opening out to the rear garden.

Kitchen/ Diner

6.21 x 2.26

Vinyl flooring, UPVC double glazed window to the front aspect, units above & below, oak work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, freestanding oven & hob, freestanding fridge-freezer, space for a washing machine, sliding doors open to the conservatory and a door opens to the annexe style space.

Annexe-Style Accommodation: Reception Room/ Bedroo

53.74 max x 3.99

Fitted carpet, UPVC double glazed window to the front aspect, storage heater, a door opens into the wet room and UPVC sliding doors open to the rear garden.

Annexe-Style Accommodation: Wet Room

2.66 x 1.62

Vinyl flooring, UPVC double glazed obscure window to the front aspect, extractor fan, tiled walls, toilet, wall mounted wash basin with hot & cold taps and an electric shower.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the front aspect, storage heater, loft access and doors opening to bedrooms 1-3, a built-in storage cupboard, the bathroom & cloakroom.

Bedroom 1
3.53 x 3.01
Fitted carpet, UPVC double glazed window to the rear aspect and a built-in wardrobe.

Bedroom 2
3.01 x 2.29
Fitted carpet, UPVC double glazed window to the rear aspect and a built-in airing cupboard with space for storage (housing the water cylinder).

Bedroom 3
2.96 x 2.08
Fitted carpet and a UPVC double glazed window to the front aspect.

Bathroom
1.70 x 1.48
Vinyl flooring, UPVC double glazed obscure window to the front aspect, wash basin with hot & cold taps, a panelled bath with a mixer tap & a hand-held shower attachment, plus an additional electric shower above and part-tiled walls.

Cloakroom
1.71 x 0.78
Vinyl flooring, UPVC double glazed obscure window to the front aspect and a toilet.

Outside
The property is approached through a gated entrance opening onto a neatly laid lawn, with a pathway leading to the main entrance door. The front garden is fully enclosed by a brick wall, providing both privacy and charm.

The south-facing rear garden features a well-maintained lawn, fully stocked plant beds and borders and a spacious patio area ideal for outdoor entertaining. Additional features include a large double-door storage shed, outdoor lighting, and secure timber fencing. Within the garden, there is a garage and off-road parking area, both accessed via large double gates to the rear which provide vehicular entry, as well as a separate pedestrian access gate.

Garage
5.03 x 2.84
A versatile space offering additional parking or storage, complete with power supply and double doors to the rear aspect.

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.

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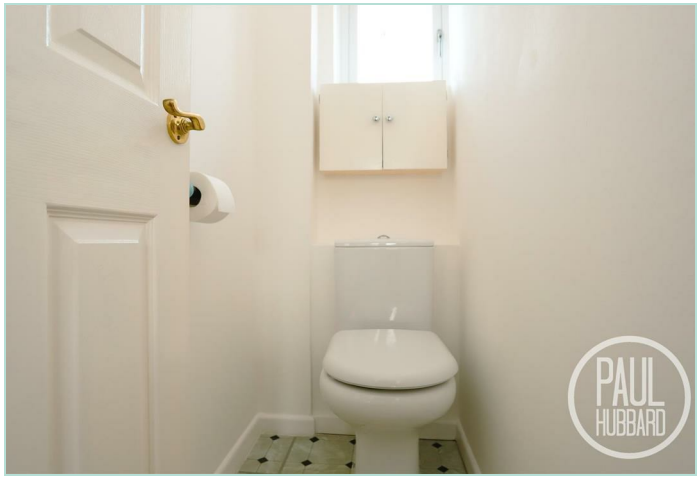
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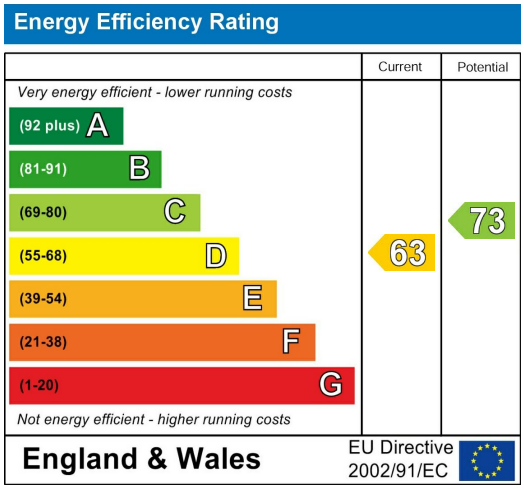
Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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