

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

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 83        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 62                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

£230,000  
Guide Price



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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## Crestview Drive Gunton, NR32 4EL

- Detached bungalow
- Chain free
- Two double bedrooms
- Southwest facing garden
- Off road parking with a garage
- Opportunity to put your own stamp on it!
- Desired Oulton Broad location
- Close to local amenities
- UPVC double glazing
- Close to public transport links

**PAUL  
HUBBARD**

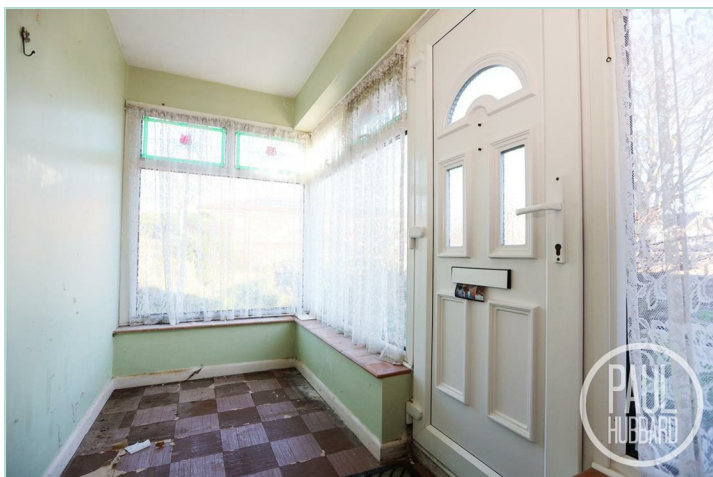
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

Entrance door to the side aspect, UPVC double glazed windows to the front and side aspects, vinyl flooring throughout and a door opens to the hallway.

### Hallway

Carpet flooring throughout, a radiator, loft access and doors opening to the sitting room, kitchen, bathroom, x2 storage cupboards and bedrooms 1-2.

### Sitting room

5.49 x 3.66

UPVC double glazed windows to the front and rear aspect, carpet flooring throughout, x2 radiators and an electric fireplace.

### Kitchen

4.31 x 2.74

Internal window to the rear aspect, vinyl tiled flooring throughout, part tiled walls, units above and below, laminate work surfaces, composite sink with drainer, integrated oven with hob and extractor fan, x2 storage cupboards, a radiator and a door opens to the conservatory.

### Conservatory

3.27 x 2.22

UPVC double glazed windows surround, carpet flooring throughout and a door opens to the rear garden.

### Bedroom 1

3.97 x 3.34

UPVC double glazed window to the front aspect, carpet flooring throughout, built in wardrobes and a radiator.

### Bedroom 2

4.31 max x 2.62 max

UPVC double glazed windows to the rear aspect, carpet flooring throughout and a radiator.

### Bathroom

2.02 max x 1.66 max

Obscure window to the side aspect, vinyl flooring throughout, part tiled walls, hand wash basin, toilet a bath with hand held shower attachment and a radiator.

### Outside

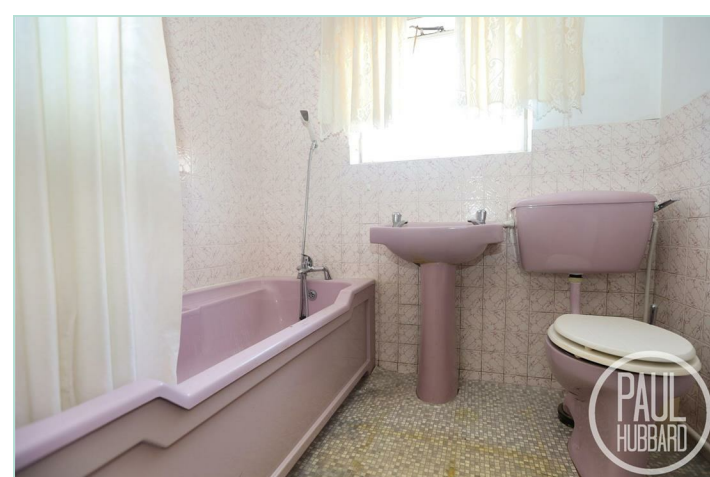
To the front, the property features off-road parking for multiple vehicles and a garage, complemented by a neatly laid lawn. The space is adorned with plants and shrubs, enclosed by a brick surround, and includes gated access to the rear garden for added convenience.

To the rear, the property features a spacious southwest-facing garden with a neatly laid lawn. A concrete patio area, complete with a pathway leading through the garden, offers a practical and inviting outdoor space. Additional features include access to the garage, a garden shed, and a greenhouse, perfect for storage and gardening enthusiasts.

### Agent note

Kindly be advised that grant of probate is required for this property. For further information, please do not hesitate to contact our office.

### 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.

