

£325,000  
Offers In Excess Of



## Squires Walk

Lowestoft, NR32 4LA

- Spacious family home in a sought-after Gunton location
- Four separate bedrooms
- Off road parking for multiple vehicles
- West facing rear garden
- Garage with light and power
- Modern family bathroom
- Ground floor WC
- Generous entrance hall
- Close to local amenities
- Sizeable living area





### 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

A spacious entrance hall with Karndean flooring throughout, composite door and double glazed windows, x1 Velux, modern vertical radiator, stairs leading to the first floor landing, and doors opening to an under stairs storage cupboard, kitchen/breakfast room and main living area.



### Kitchen/Breakfast Room

4.55 max x 2.91 max

Laminate flooring throughout, UPVC double glazed window, radiator, units above and below, tile splash back, laminate work surfaces, stainless steel sink with drainer, ceramic hob, extractor fan, integral oven and grill, central breakfast bar, space for appliances including a washing machine, fridge and dishwasher. Doors opening to a built in pantry and storage cupboard housing the water tank.

### Sitting Room

5.88 max x 4.75 max

A generously proportioned sitting room featuring Karndean flooring throughout and folding doors that open into the dining room, offering the flexibility of open-plan living. The room includes UPVC double-glazed windows, French doors leading to the rear garden, a charming cast iron log burner, and a radiator. A door leads to a lobby with access to the ground floor WC.



### Dining Room

2.78 max x 2.65

Karndean flooring throughout, UPVC double glazed window and a radiator.

### Lobby

1.45 x 0.92

Laminate flooring throughout, UPVC double glazed window, space for appliance and door to the WC.

### WC

1.44 x 1.17

Laminate flooring throughout, UPVC double glazed window, heated towel radiator, toilet, slimline pedestal hand wash basin and a wall mounted gas boiler.

### First Floor Landing

Carpet flooring throughout, Velux window, loft hatch with ladder, doors opening to the family bathroom, bedrooms 1, 2 and additional hallway to bedrooms 3 and 4.

### Bathroom

3.75 x 2.08

A sizeable modern suite with anti-slip wet room flooring, UPVC double glazed window, Velux, part tile splash backs, a bath, radiator, heated towel radiator, shower enclosed within a glass cubicle and feature panelling. A vanity unit with inset hand wash basin and toilet with hidden cistern. I.





### Bedroom 1

6.33 max x 2.65

Ample sized bedroom located at the rear of the property, comprising carpet flooring throughout, UPVC double glazed windows and a radiator.

### Bedroom 2

2.94 x 2.67 max

Located at the front of the property, comprising of carpet flooring throughout, UPVC double glazed window, radiator and doors opening to a built in wardrobe.

### Bedroom 3

3.28 x 3.18 max

Located at the rear of the property, comprising of carpet flooring throughout, UPVC double glazed window and a radiator.

### Bedroom 4

2.80 max x 2.62

Carpet flooring throughout, x2 Velux windows and a radiator.

### Garage

5.48 x 2.79

Adjoined to the property, this brick built garage features an electric roller door, UPVC double glazed window, timber door opening into the rear garden, light and power inside.

### Outside

At the front of the property, a pebbled driveway offers plenty of parking for multiple vehicles and leads up to the garage and welcoming entrance porch. There's also convenient side access to the rear garden, a mature tree and a sleeper-edged border.

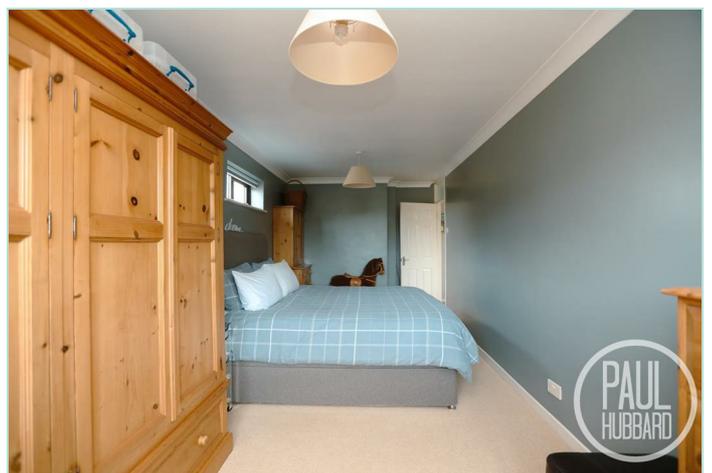
To the rear, the property enjoys a sizeable, fully enclosed, west-facing garden divided into two areas. The main garden features a lawn with shrubs, mature trees, sleeper-edged borders, and a patio seating area, ideal for relaxing or entertaining. A gate leads to the second section, which includes a greenhouse, a shed with light and power, an additional lawn, and vegetable patches — perfect for gardening or growing your own produce.

### 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: C  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR  
 580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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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