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£400,000
Asking Price







Gunton Drive

Lowestoft, NR32 4QA

- Chain free
- Highly sought after Gunton location
- Well presented semi-detached family home
- Walking distance to the beach
- 3 Separate bedrooms
- Generous west facing rear garden
- Driveway with off road parking
- Ground floor WC and 1st floor family bathroom
- Spacious open plan lounge/diner
- Close to local amenities

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Location - Gunton

This home is situated in the sought after area of Gunton, in the Heart of the English Coastal Town, Lowestoft. 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

Composite entrance door to the front aspect, radiator, built-in storage cupboard, stairs to the first floor landing, under-stair storage (housing the gas combi boiler & recently fitted consumer unit) and doors opening to the lounge/ diner & kitchen.

Cloakroom

1.47m x 0.66m

Fitted carpet, UPVC double glazed window to the side aspect, toilet and a wall-mounted wash basin with hot & cold taps.

Lounge/ Diner

9.36m into bay x 3.63m

UPVC double glazed bay window to the front aspect, fitted carpet, x2 radiators, gas fireplace, UPVC double glazed bay windows & French doors opening to the rear garden.

Kitchen

5.63m x 1.97m

Vinyl flooring, dual aspect UPVC double glazed windows, radiator, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in double oven, gas hob, stainless steel extractor hood, integrated wine fridge, space for a washing machine & tumble dryer and a UPVC door opens to the rear garden.

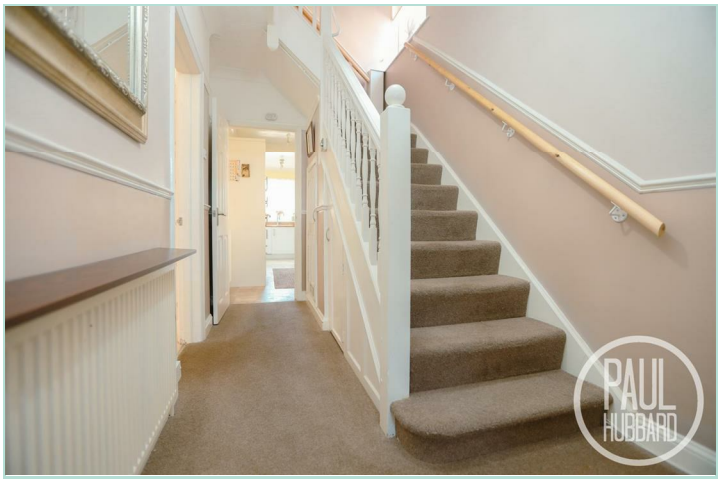
Stairs to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access and doors opening to the bedrooms & bathroom.

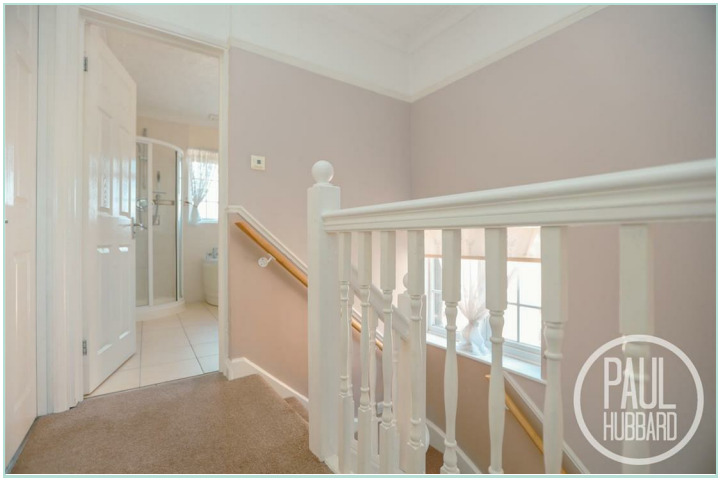
Bedroom 1

4.79m into bay x 3.39m

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a period fireplace.









Bedroom 2

3.63m x 2.76m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in wardrobes.

Bedroom 3

2.41m x 2.27m

Fitted carpet, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect and a radiator.

Bathroom

2.71m x 2.26m

Tile flooring, x2 dual aspect UPVC double glazed obscure windows, heated towel rail, part-tiled walls, toilet & wash basin set into a vanity unit with a mixer tap, a panelled corner bath tub with a mixer tap and a mains-fed shower set into a cubicle enclosure.

Outside

To the front of the property is a shingle driveway providing off road parking, complemented by a well maintained lawned garden with a decorative shrub border. The driveway leads to the main entrance door and garage, with a gated access leading through to the rear garden.

To the rear of the property is a west facing garden enjoying all day sunshine. The garden features a well maintained lawn, a generous patio area and shingle borders planted with an attractive array of plants and shrubs. Further benefits include two summerhouses, a timber storage shed, an outdoor tap and external lighting.

Garage

Great for storage or parking, with fitted shelving, roller door to the front, and a pedestrian access door from the garden. Sockets at the front.

Agent Note

The gas fireplace is currently disconnected but could be reconnected, subject to any necessary checks and approvals.

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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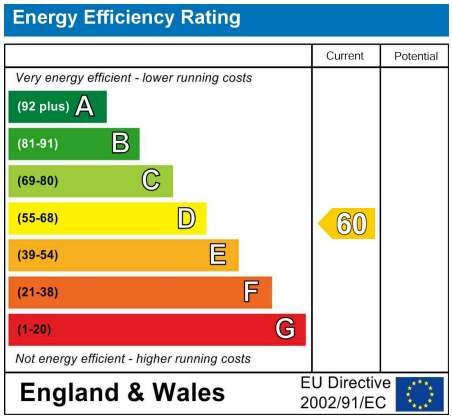








Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council





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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 are 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