

£350,000
Asking Price



Bishops Walk

Gunton, NR32 4JN

- Stunning detached bungalow
- Two double bedrooms
- Presented to an extremely high standard throughout
- Open-plan kitchen/ diner
- Modern family bathroom
- Generous West facing rear garden
- Converted garage with storage space & home office
- Large driveway - off road parking for multiple vehicles
- UPVC double glazing & gas central heating with combi boiler
- Sought-after cul-de-sac in Gunton





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 Hall

Composite entrance door to the side aspect, herringbone style Karndean flooring, down lights, vertical radiator, loft access and solid oak doors opening into the sitting room, kitchen/diner, storage cupboard, bedrooms 1-2 & the bathroom.



Sitting Room

5.14 max x 4.10 max

Fitted carpet, dual aspect UPVC double glazed windows, fitted shutters, radiator and down lights.

Kitchen / Dining Room

4.81 max x 3.42 max

Vinyl flooring, dual aspect UPVC double glazed windows, fitted shutters, UPVC double glazed door to the rear garden, radiator, downlights, units above & below, under-cabinet lighting, oak work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven and ceramic hob with extractor hood, integrated fridge-freezer, washing machine & slimline dishwasher and space for a wine fridge.



Bedroom 1

4.21 max x 3.64 max

Fitted carpet, UPVC double glazed windows to the rear aspect & French doors opening out to the rear garden, vertical radiator and downlights.

Bedroom 2

3.43 x 3.05

Fitted carpet, UPVC double glazed window to the rear aspect, fitted shutters, radiator and downlights.

Family Bathroom

2.75 x 1.68

Herringbone style Karndean flooring, x2 UPVC double glazed obscure windows to the side aspect, extractor fan, down lights, heated towel rail, toilet, pedestal wash basin with a mixer tap and a panelled bath with a mixer tap & a mains-fed shower set above.





Garage / Office

4.16 x 2.65

A converted garage currently utilised as an home office, featuring fitted carpets, dual aspect UPVC double-glazed windows, power points, lighting, and a pedestrian access door from the rear garden.

Outside

To the front, a spacious paved driveway offers ample off-road parking for multiple vehicles and leads to the converted garage which is now a convenient storage space and office. A well-maintained lawn, bordered by a low brick wall and fencing, encloses the frontage, with a wooden side gate providing access to the rear garden.



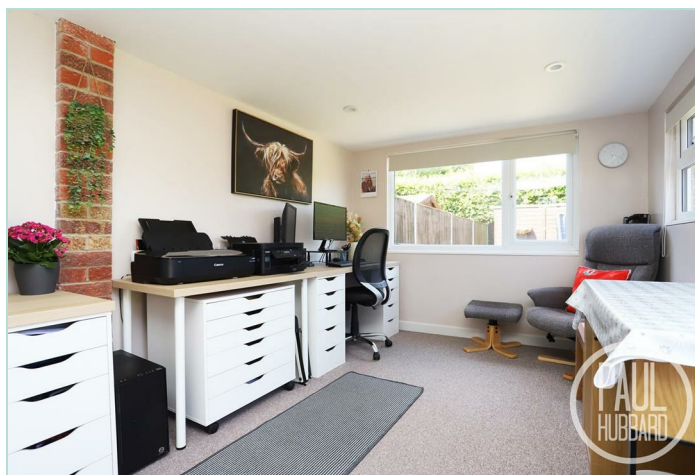
The rear garden is generously sized, west-facing, and beautifully landscaped. It features a well-kept lawn with neatly planted borders, mature plants, and a patio area ideal for outdoor dining. An elevated decking area offers additional seating space, complemented by an outdoor tap, electrical sockets, and a timber storage shed. The garden benefits from a high level of privacy and enjoys sunlight throughout the day. Access to the office is available via a UPVC door.

Financial Services

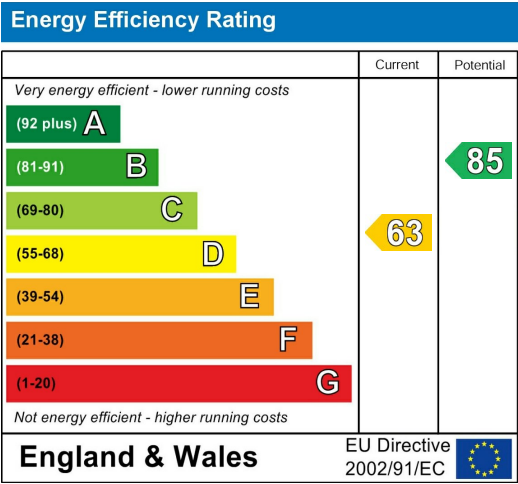
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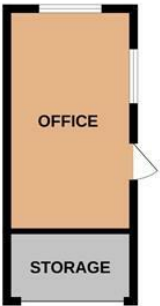




Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council



BISHOPS WALK



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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