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£480,000
Offers Over

Gunton Church Lane

Gunton, NR32 4LF

- Detached family home in a sought-after location
- Four double bedrooms
- Walking distance to Gunton Woods
- Modern décor and well-presented throughout
- Spacious sitting room and separate dining room
- Bright sun room overlooking rear garden
- Ground floor cloakroom and first floor family bathroom
- South-east facing rear garden with patio and lawn
- Off-road parking for multiple vehicles plus garage
- Close to local schools, shops, and transport links

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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.

Entrance Porch

3.00m x 1.48m

UPVC double glazed obscure windows to the front and side aspects, entrance door to the front, Kardene flooring throughout, a radiator and French doors opening to the hallway.

Hallway

Laminate flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, garage, utility room, kitchen, cloakroom, storage cupboards and the rear lobby.

Sitting Room

5.09m x 4.23m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, an electric fireplace, X2 radiators and French doors opening to the dining room.

Dining Room

3.44m x 3.13m

Carpet flooring throughout, a radiator and patio doors opening to the rear garden.

Kitchen

3.77m x 3.17m

UPVC double glazed windows to the rear aspect, tiled flooring throughout, part tiled walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated double oven, extractor fan, hob and a dishwasher, space for a fridge/ freezer, a radiator, pantry cupboard and a door opens to the hallway.

Utility Room

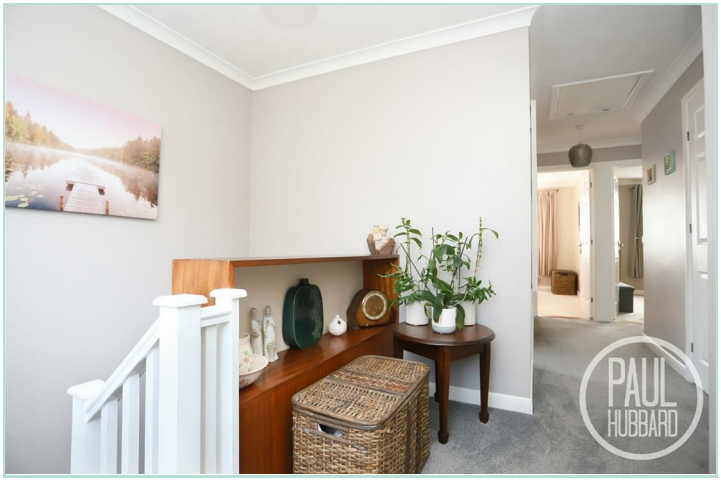
2.56m x 1.53m

UPVC double glazed obscure windows to the side aspect, vinyl flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, spaces for a washing machine and tumble dryer and a wall mounted gas boiler.

Cloakroom

1.51m x 1.19m

UPVC double glazed obscure window to the side aspect, tiled flooring throughout, toilet, vanity unit with inset sink and a heated towel rail.



Rear Lobby
2.82m x 1.24m
Laminate flooring throughout, a radiator and doors opening to the sun room and to the side aspect leading to the rear garden.

Sun Room
3.44m x 2.85m
UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and French doors opening to the rear garden.

Stairs leading to the first floor landing
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, loft hatch and doors opening to the shower room, storage cupboard, airing cupboard and bedrooms 1-4.

Bedroom 3
3.52m x 2.65m
UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a built in wardrobe.

Shower Room
2.35m x 1.98m
UPVC double glazed obscure window to the side aspect, vinyl tiled flooring throughout, tiled walls, shower within an enclosed glass cubicle, vanity unit with inset sink and toilet, heated towel rail and built in storage.

Bedroom 2
2.93m x 3.14m
UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a built in wardrobe.

Bedroom 1
3.77m x 3.14m
UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 4
2.90m x 2.85m
UPVC double glazed window to the side aspect, carpet flooring throughout, a radiator and a built in wardrobe.

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Outside

To the front:
There is a driveway providing off-road parking, with a stone area and brick frontage creating an attractive appearance. The garden includes a selection of plants, trees, and shrubs enhancing the kerb appeal. A feature stained glass front door gives access to the property, with additional access to the garage and carport. Outdoor lighting offers convenience and security, while fencing to both sides provides privacy and defines the boundaries.

To the rear:
Gated entry provides access to the carport, with the garden featuring a well-maintained lawn enjoying a south-east facing aspect. There are a variety of plants, trees, and shrubs, along with a patio area ideal for outdoor seating. The garden includes a stone area, raised flower beds, a greenhouse, and a garden shed, as well as two additional storage units offering ample outdoor storage. An outdoor tap is also provided for convenience, and the area is enclosed by fencing to offer privacy and security.

Garage

5.21m x 2.85m
Window to the side aspect, light and power with electric door.

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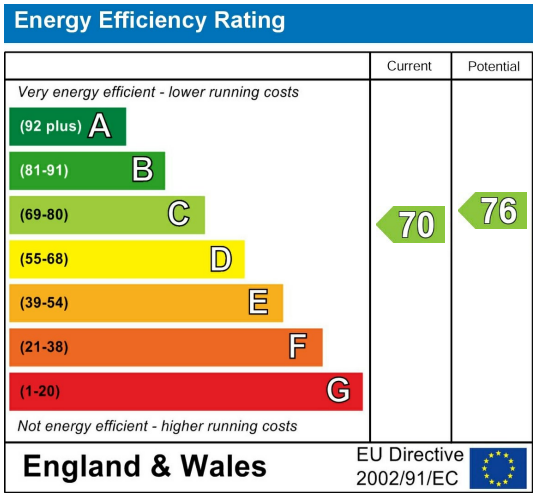
Tenure: Freehold
Council Tax Band: E
EPC Rating: C TBC
Local Authority: East Suffolk Council



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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