

£425,000
Asking Price



Beeching Drive Gunton, NR32 4TB

- Extremely spacious detached family home
- Presented to an extremely high standard
- 4 Separate bedrooms
- Off road parking & integral garage
- West facing rear garden

- New gas boiler & immersion tank 2023
- Generous rear garden with hot tub included
- Open plan kitchen/ breakfast room
- Ground floor shower room & first floor bathroom
- Set on a sought after road in Gunton

**PAUL
HUBBARD**



Location

This home is situated in the Heart of an English Coastal Town, Gunton, 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 & double glazed obscure window to the front aspect, recessed door mat, laminate flooring, radiator, under stair storage cupboard, stairs lead up to the first floor landing and doors open to the dining room & kitchen/ breakfast room.

Dining Room

4.80m into bay x 4.32m

Laminate flooring, UPVC double glazed bay window to the front aspect, x2 radiators and double doors open into the sitting room.



Kitchen/Breakfast Room

5.74m x 3.83m

Tile flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, under cabinet lighting, solid wood work surfaces with drainer grooves, marble tile splash backs, Belfast sink with a mixer tap, spaces for a Rangemaster style oven & an American style fridge freezer, built-in extractor hood, breakfast bar and doors opening into the utility room & sitting room.

Utility Room

3.72m max x 2.41m max

Tile flooring, UPVC double glazed obscure window to the side aspect, radiator, units above & below, laminate work surfaces, inset stainless steel 1.5 sink & drainer with mixer tap, tile splash backs, spaces for a washing machine & tumble dryer, and doors open to the shower room, garage & garden.



Garage

4.92m x 2.47m

Garage with UPVC double glazed window to the side aspect, lighting, power, built in shelving, recently fitted gas boiler and an up & over door.



Shower Room

1.73m x 1.73m

Laminate flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, tiled walls, suite comprises a toilet built into a unit, a wash basin set into a vanity unit with a mixer tap and an electric shower set into a cubicle enclosure.

Sitting Room

5.88m x 6.17m

Fitted carpet, UPVC double glazed windows to the side & rear aspect, x2 radiators, electric fireplace and UPVC French doors open to the rear garden.



First floor landing

Fitted carpet, radiator, loft access, airing cupboard (housing recently fitted immersion tank) and doors opening to bedrooms 1-4 & the family bathroom.

Bedroom 1

5.06m x 2.41m

Fitted carpet, UPVC double glazed window to the front aspect, down lights, radiator and a door opening into a walk-in wardrobe.

Walk In Wardrobe

1.13m x 2.43m

This versatile space, with existing plumbing in place, could easily be converted into an en-suite if desired. The room comprises fitted carpet, UPVC double-glazed window to the rear aspect, radiator and fitted rails.



Bathroom

1.77m x 2.94m

Laminate flooring, UPVC double glazed obscure window to the rear aspect, down lights, tiled walls, heated towel rail, suite comprises a toilet, a wash basin set unit a vanity unit with a mixer tap, a panelled bath with a mixer tap and a walk-in mains fed shower with both hand held & rainfall heads.

Bedroom 2

3.47m x 3.76m

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

Bedroom 3

2.87m x 3.76m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 4

2.53m max x 3.00m

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







Outside

The property features a brickweave driveway providing off-road parking for multiple vehicles, leading to an integral garage. A shingle area is adorned with a mature tree, decorative shrubs and plants, enhancing the curb appeal. Outdoor lighting adds to the convenience, and a small step leads up to the front door. Gated access to the rear is available along with a gate opening to an outdoor storage area.

The generous west-facing rear garden offers a versatile outdoor space. It includes a patio area, ideal for outdoor dining, with steps leading up to a vast laid lawn surrounded by mature trees and shrubs. The garden also features two timber storage sheds, a greenhouse and raised decking with a timber pergola that provides shade for a hot tub, all of which, is included in the sale. Outdoor lighting ensures the space is usable in the evening and the garden is fully enclosed by a panel fence and brick wall surround.

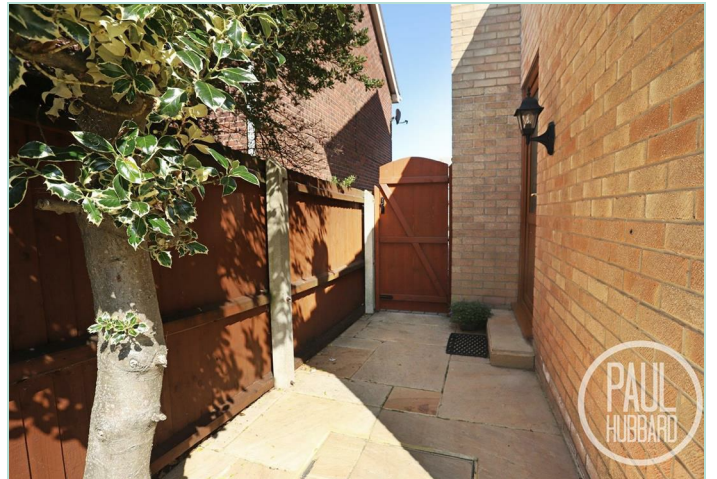
Agent Note

A new alarm system was installed in 2024.

Financial Services

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

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



TOTAL FLOOR AREA: 1805 sq.ft. (167.7 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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