



**Sunrise Terrace, Lowestoft NR32 4FA**



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## **Sunrise Terrace, Lowestoft**

We are delighted to present this one of a kind Four Bedroom character home. Located only a stone's throw away from the Gunton Cliffs & coastline, the property is an ideal home for those looking to move close to the coast. With incredible features and decoration throughout, we recommend viewing!



**William H Brown are thrilled to offer this stunning Four Bedroom rare find property in the hugely popular location of Gunton. This property boasts character, charm and space throughout, with incredible features found across all Three floors. The property sits only a short walk away from the gorgeous Lowestoft coastline, as well as a variety of amenities only a short journey away, such as schools, shops, bus routes and the town centre. To the front of the property is a resin driveway, suitable for off road parking for multiple vehicles. Upon entering the property you step into an entrance hall, providing ground floor access to the Downstairs WC, Lounge with sash style windows and the impressive sleek and stylish Kitchen/Diner. The set up allows for breakfast bar and separate dining table, making it a hub of the home to socialise and entertain. Handily, a separate utility room is just next door with matching units and work surfaces. Progressing to the first floor is two bedrooms, one with an en suite and suitable for a principal bedroom and the other bedroom serviced by a family bathroom. Continuing to the second floor grants access to a handy study area with two eaves storage areas and two further DOUBLE bedrooms - one with a shower room en suite and views across to Sparrows Nest. Outside, there is a low maintenance Rear garden which is fully enclosed for privacy with a stone patio, artificial lawn, outside sockets and room for a timber shed. We advise early viewings !**

### **Accommodation**

#### **Ground Floor** **Entrance Hall**

Double glazed Front door, Door to WC, Lounge and Kitchen, Spotlights, Built in airing cupboard storage/under stairs cupboard, Power points, Radiator, Carpet flooring.

#### **Downstairs Cloakroom/ Wc**

WC, Wash hand basin, Radiator, Laminate wood effect flooring.

#### **Lounge**

18' 11" Into Bay x 15' Into Bay ( 5.77m Into Bay x 4.57m Into Bay )

Double glazed Bay window to Front, Sash style windows to Side aspect, Spotlights, Radiator, Power points, Carpet flooring.

#### **Kitchen/ Diner**

19' 10" x 11' 8" ( 6.05m x 3.56m )

Double Sash style windows to Side and Rear aspects, Door to Utility Room, Open Plan Kitchen/Diner space, Partially tiled walls, Fitted Kitchen units with Work surfaces with Breakfast bar, Sink and drainer, Integrated Gas Hob and Oven, Integral Dishwasher and Fridge, Spotlights, Radiator, Laminate wood effect flooring.

#### **Utility Room**

7' 8" x 7' 1" ( 2.34m x 2.16m )

Double glazed window and door to Rear aspect, Partially tiled walls, Fitted units and work surfaces, Sink and Drainer unit, Space for Freezer and plumbing for washing machine, Laminate wood effect flooring.

#### **First Floor**

##### **Landing**

Doors to Bedrooms 1 and 3, Spotlights, Stairs leading to second floor landing, Radiator, Carpet flooring.

##### **Bedroom 1**

21' 8" x 12' 2" ( 6.60m x 3.71m )

Double glazed window to Front and Side aspect, Door to En Suite, Radiator, Power points, Loft hatch, Carpet flooring.

##### **En Suite**

Double glazed window to Front aspect, Partially tiled walls, WC, Wash hand basin, Shower cubicle, Towel radiator, Extractor fan, Laminate wood effect flooring.

#### **Bathroom**

Double glazed window to Rear aspect, Partially tiled walls, WC, Wash hand basin, Bath tub, Shaving point, Extractor fan, Towel radiator, Laminate wood effect flooring.

#### **Bedroom 3**

17' 1" x 11' 8" ( 5.21m x 3.56m )

Double glazed window to Side and Rear aspects, Two built in wardrobes, TV and Power points, Radiator, Carpet flooring.

#### **Second Floor**

##### **Bedroom 2**

21' 8" Into Bay x 14' 11" Into Bay ( 6.60m Into Bay x 4.55m Into Bay )

Double glazed window to Front and Side aspects, Door to En Suite, Two Built in Wardrobes, Radiator, Power points, Carpet flooring.

##### **En Suite**

Partially tiled walls, WC, Wash hand basin, Shower cubicle with rainfall shower, Towel radiator, Laminate wood effect flooring.

##### **Bedroom 4**

14' 10" Into Bay x 12' 1" ( 4.52m Into Bay x 3.68m )

Double glazed window to Side and Rear aspect, Double Bedroom, Eaves storage, Power points, Radiator, Carpet flooring.

##### **Study**

6' 9" x 5' 1" ( 2.06m x 1.55m )

Double glazed Velux window to Rear aspect, Built in eaves storage, Power points, Radiator, Carpet flooring.

#### **Outside**

##### **Front Garden**

Wrap around Garden with brick wall to Front and Resin driveway for ample off road parking.

##### **Rear Garden**

Stone patio leading to artificial lawn, Fully enclosed with Rear access gate, Timber shed to Side and Outdoor sockets.



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## Sunrise Terrace, Lowestoft

- Four Bedroom Home Across Three Storeys; Edwardian Style Built in 2014
- Resin Driveway with Off-Road Parking
- Downstairs WC, Bathroom and Two Bedroom En Suites
- Desirable Gunton Area Near Cliffs and Coastline
- Fully Enclosed Low Maintenance Garden with Stone Patio and Artificial Lawn
- Sleek and Modern Kitchen/Diner and Separate Utility Space
- Study Area with Eaves Storage
- Within Walking Distance to the Town Centre

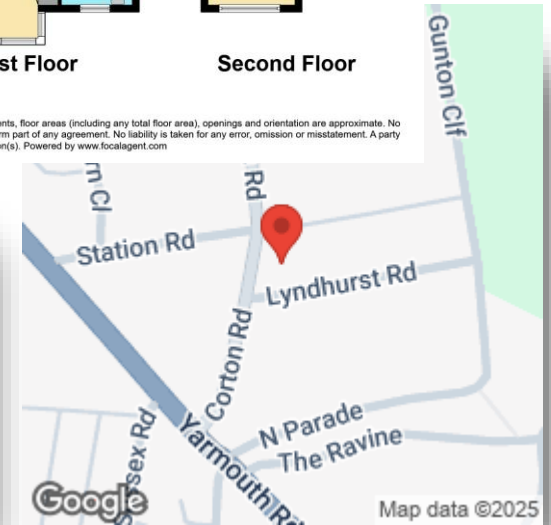
Tenure: Freehold EPC Rating: B

offers over

**£450,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
LOW108520 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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