



**Gunton St. Peters Avenue, Lowestoft NR32 4JP**



**welcome to**

**Gunton St. Peters Avenue, Lowestoft**

William H Brown are delighted to present this FOUR Bedroom DETACHED Family Home, located on St. Peters Avenue. The property offers spacious living throughout; with large reception rooms and bedrooms with facilities across both floors. A particular draw is also the Front driveway leading to garage.



**William H Brown are delighted to present this Four Bedroom Detached House on Gunton St. Peters Avenue. This stunning home is located in the popular location of Gunton, and benefits from being within close proximity to local amenities, such as schools and shops, as well as bus routes. The property is also only a short journey from fantastic coastal views over Gunton Cliff. Sitting on a sizeable plot, this home offers ample parking to the front, with garage and driveway. To the rear, a beautifully landscaped garden is offered which is fully enclosed via fence surround to create privacy. The current owners have updated and modernised the home. The ground floor offers fantastic reception space, starting with a welcoming entrance hall, with fitted herringbone wooden flooring. There is a separate Lounge and Dining room, Kitchen and then a Garden room to the Rear. It also offers a handy downstairs shower room.**

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

Double glazed Front door and window to Front aspect, Built in coat cupboard, Under stairs storage, Radiator, Herringbone wooden flooring.

#### **Shower Room**

Double glazed window to Rear aspect, Stone tiled flooring and partially tiled walls, WC, Wash hand basin, Spotlights, Extractor Fan, Walk in Shower with rainfall shower head.

#### **Kitchen**

12' x 8' 11" ( 3.66m x 2.72m )  
Double glazed window to Rear aspect, Partially tiled walls, Fitted Wall and base units with work surfaces, Double sink and drainer unit, Integrated Hob and Oven, Space for Fridge, Plumbing for washing machine, Radiator, Power points, Tiled flooring.

#### **Lounge**

14' 5" x 11' 10" ( 4.39m x 3.61m )  
Double glazed Bay window to Front aspect, Double glazed window to Side aspect, Panelled feature fireplace with Log Burner, Power points, Wood effect flooring.

#### **Dining Room**

21' 9" Max x 12' 5" Max ( 6.63m Max x 3.78m Max )  
Two double glazed windows to Side aspect, Double glazed sliding door to Sun Room, Door to Kitchen, Power points, Tiled flooring.

#### **Garden Room**

12' x 11' 11" ( 3.66m x 3.63m )  
Double glazed windows to Side aspect, Double glazed French doors to Garden, Built in storage, Radiator, Power points, Tiled flooring.

## **First Floor**

#### **Landing**

Two double glazed windows to Side aspect, Built in airing cupboard, Loft hatch, Radiator, Carpeted stairs and landing flooring.

#### **Bedroom 1**

12' 6" x 11' 11" ( 3.81m x 3.63m )  
Double glazed window to Side and Front aspect, Double Bedroom, Power points, Radiator, Laminate wood effect flooring.

#### **Bedroom 2**

12' 5" x 10' 8" ( 3.78m x 3.25m )  
Double glazed window to Rear aspect, Double Bedroom, Built in wardrobes, Featured Pannelled

wall, Carpet flooring.

#### **Bedroom 3**

8' 11" x 8' 11" ( 2.72m x 2.72m )  
Double glazed window to Rear aspect, Double Bedroom, Power points, Carpet flooring.

#### **Bedroom 4**

8' 11" x 7' 1" ( 2.72m x 2.16m )  
Double glazed window to Front aspect, Radiator, Power points, Laminate wood effect flooring.

#### **Bathroom**

Double glazed window to Side aspect, Fully splashback tiled walls, Wash hand basin, Corner shower cubicle, Bath tub with mixer tap, Wood effect flooring.

#### **Separate Wc**

Double glazed window to Side aspect, Fully splashback walls, WC, Wood effect flooring.

## **Outside**

#### **Front Garden**

Brick wall to Front with driveway leading to Garage to Side aspect, Grass to front with shrubbery surrounding and pathway leading to Front door of the home.

#### **Garage**

Up and Over door, Window and door to side access, Running electricity.

#### **Rear Garden**

Patio with Pergola to Side leading to grass, landscaped with shrubbery surround. Fully enclosed via fencing and storage shed to Side. Side access gate leads to Front garden driveway.



***view this property online*** [williamhbrown.co.uk/Property/LOW109003](http://williamhbrown.co.uk/Property/LOW109003)



welcome to

## Gunton St. Peters Avenue, Lowestoft

- Four Bedroom Detached Family Home
- Sought After, Desirable Location
- Driveway to Front of Home Leading to Garage
- Lounge with Log Burner
- Downstairs Shower Room, Upstairs Bathroom and Separate WC
- Garden Room
- Substantial Rear Garden, Fully enclosed with Patio, Pergola and Shrubbery Surround
- Well Decorated Throughout - Viewings Highly Recommended !

Tenure: Freehold EPC Rating: D

Council Tax Band: D



£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LOW109003](https://www.williamhbrown.co.uk/Property/LOW109003)



Property Ref:  
LOW109003 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01502 585998



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)