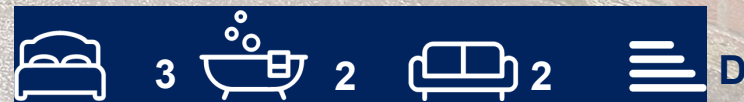


# HARDIMANS



**43 Bishops Walk**  
Gunton, Lowestoft, NR32 4JN  
Guide Price £290,000





## 43 Bishops Walk, Gunton, Lowestoft, Suffolk, NR32 4JN

Nestled in the charming cul de sac of Bishops Walk, Lowestoft, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, a first floor bathroom and cloakroom, this property offers ample space for comfortable living.

As you enter, you are greeted by a generous entrance hall, which leads to an extended front lounge providing a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home includes a kitchen and dining room situated at the rear, which could easily be combined to create a lovely sociable space, and with the inclusion of patio doors, this would further enhance the overall features of this home.

The property is set within a desirable residential area, surrounded by friendly neighbours and a sense of community. One of the standout features of this home is the large garden, extending to approximately 0.14 acres, offering plenty of outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air.

There is also significant potential to update and further extend the property, allowing you to tailor it to your personal taste and requirements. This flexibility makes it an attractive option for those looking to invest in a home that can grow with them.

In summary, this semi-detached house in Bishops Walk is a wonderful opportunity to create a family haven in a peaceful setting, with the added benefit of a spacious garden and the potential for future enhancements. Don't miss the chance to make this property your own.

**Glazed door and side window to:-**







### **ENTRANCE PORCH**

tiled floor, fitted cupboard space with gas meters, cloaks cupboard, further glazed door to:-

### **ENTRANCE HALL**

stairs to first floor, recessed area under and cupboard, radiator, telephone point.

### **EXTENDED LOUNGE**

tiled fireplace, double radiator, upvc double glazed window overlooking the front garden.

### **DINING ROOM**

upvc double glazed window overlooking the rear garden, radiator, built-in cupboard, ornamental fire.

### **KITCHEN**

range of base and wall units, one and a half bowl sink unit, recess and plumbing for automatic washing machine, 4 burner ceramic hob, oven/grill, filter hood over, tiled splashbacks, built-in pantry cupboard, glazed door to:-

### **REAR LOBBY**

fitted cupboard, glazed side door.

### **DOWNSTAIRS CLOAKROOM**

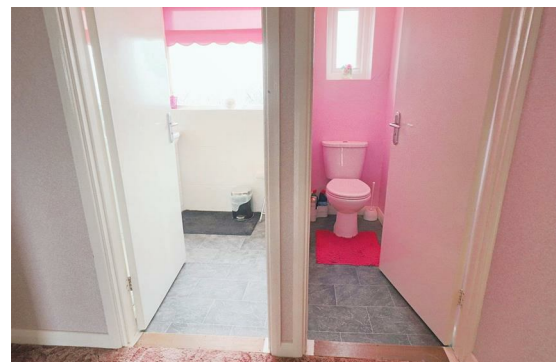
low level wc, washbasin, radiator.

### **UTILITY**

with radiator, upvc double glazed window, fitted sink unit.

### **STAIRS TO FIRST FLOOR AND LANDING**

access to roof void, built-in airing cupboard, slatted shelving.

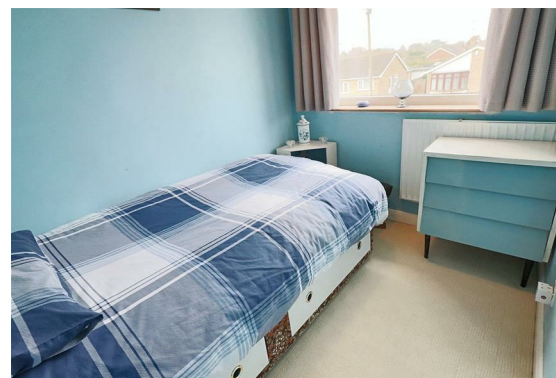


### **MASTER BEDROOM**

upvc double glazed window, vertical blinds, radiator, double built-in wardrobe cupboard.

### **BEDROOM 2**

upvc double glazed window, radiator, vanity washbasin, hot and cold, built-in cupboard.





### BEDROOM 3

upvc double glazed window, radiator.

### SHOWER ROOM

corner Quadrant shower cubicle, Aqualisa Power Shower unit, vanity washbasin, part tiled walls, chrome towel rail/radiator, upvc opaque glazed window.

### SEPARATE WC

with low level suite, upvc opaque glazed window.

### OUTSIDE

To the front, attractive garden with an ornamental garden pond and rockery, established shrubs. To the side, concrete driveway providing more than ample car standing. To the rear, garage, larger than expected gardens laid to lawn, timber garden store, aluminium framed greenhouse, towards the end of the plot is a further sunken garden area.

### GOOD SIZE BRICK AND FELT GARAGE

with power and light, up and over door, upvc window.

### TENURE

Freehold

### COUNCIL TAX BAND

C

### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very Low

\* Broadband: Ultrafast download 10000 Mbps upload 10000 Mbps

\* Mobile: 02, THREE, EE, VODAFONE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.









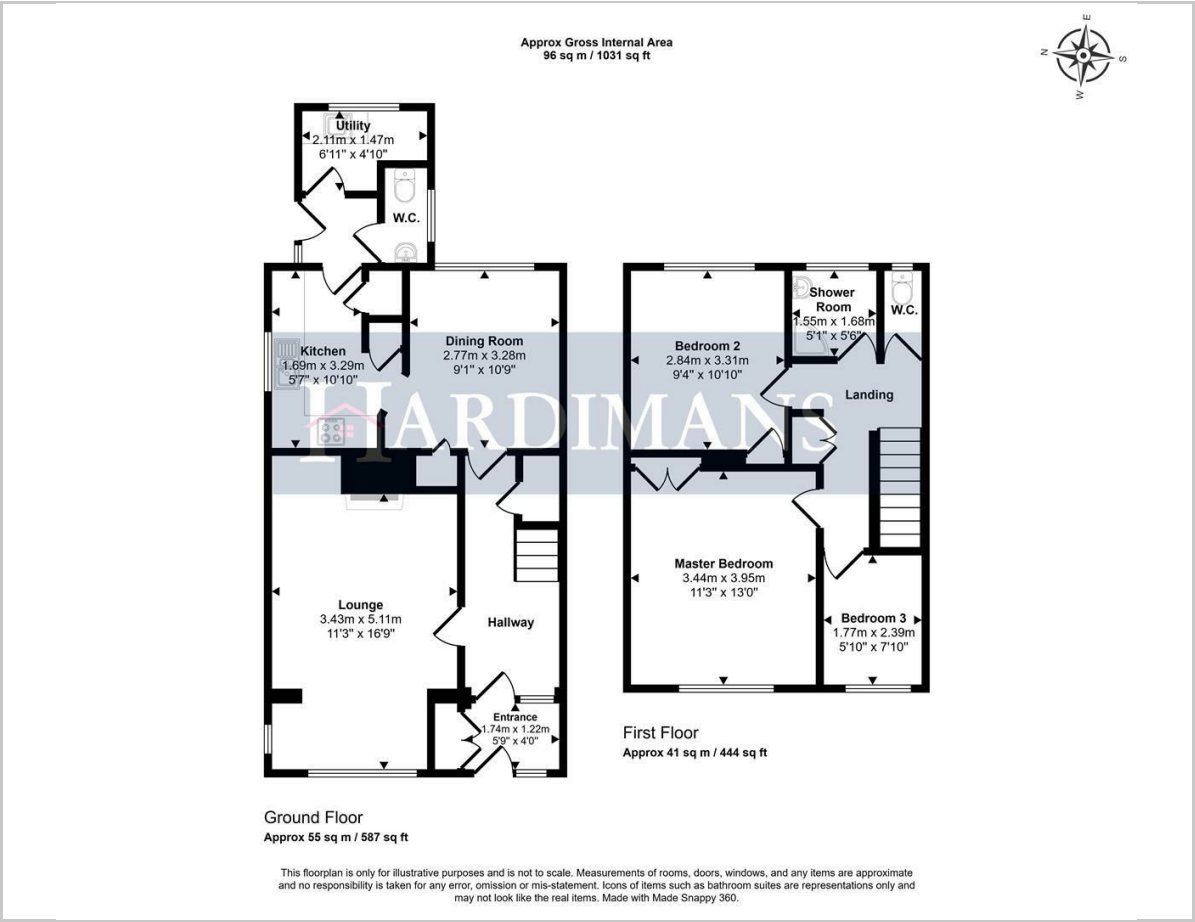








Floor Plan

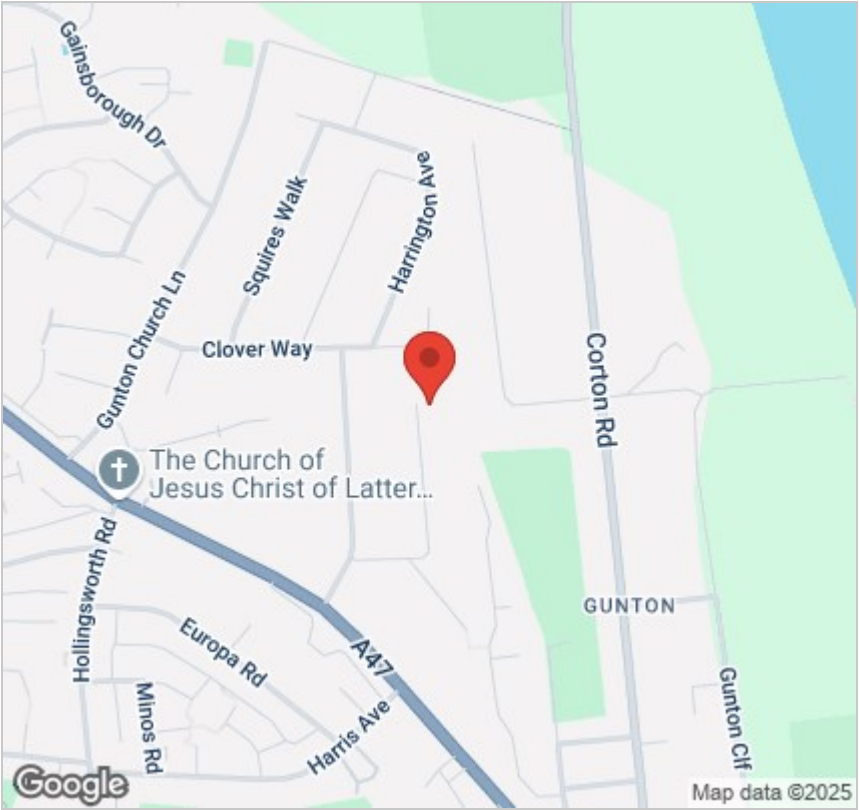


Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

