



Estate Agents
Sales & Lettings
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PROPERTY DESCRIPTION:

An extended, light, and spacious detached family home, with room for further expansion (stp) situated in the sought after location of Gunton in Lowestoft. The property has flexible accommodations on 2 levels, ready to accommodate elderly relatives making it a desirable home for all the family.

- * 4 Bed Detached Family Home
- * Good Size Lounge/Dining Room
- * Modern Kitchen/Breakfast Room

Clover Way, Gunton
Lowestoft NR32 4JS

£350,000

- * Ground Floor Shower & First Floor Bathroom
- * Potential To Extend (stp)
- * Detached Garage & Generous Size Rear Gdn



ACCOMMODATION

Double Glazed Front Door To:

Entrance Hall:

Radiator, storage cupboard, cove ceiling

Good Size Lounge/Dining Room: 23' 3" x 11' 8" (7.09m x 3.55m) max

Light and spacious double aspect room with double glazed windows to side and rear and sliding patio doors to rear, television point, radiators, cove ceiling

Modern Kitchen/Breakfast Room: 15' 10" x 9' 8" (4.83m x 2.94m)

Modern kitchen comprising: sink with separate drainer and mixer tap, cupboards below, further range of eye and base level units, work tops, 4 ring gas hob, filter above and oven below, space and plumbing for washing machine and dishwasher, room for electrical appliances, vent for tumble dryer, boiler for gas heating to radiators, part tiled wall, tiled floor, radiator, recessed spot lights, double aspect with double glazed windows to front and side and double glazed door to side, cove ceiling

Ground Floor Bedroom 1: 12' 9" x 12' 8" (3.89m x 3.87m)

Double aspect with double glazed bow window to front and double glazed window to side, range of built in wardrobes, television point, cove ceiling

Ground Floor Bedroom 2: 11' 5" x 8' 11" (3.48m x 2.71m) narrowing to 6' 0" (3.48m x 1.84m)

Double glazed window to side, radiator, coving

Ground Floor Shower Room:

Walk in shower, pedestal wash hand basin, low level W.C, radiator, tiled floor, part tiled walls, double glazed window, recessed spot lights, cove ceiling

Stairs To First Floor Landing:

Radiator, double glazed window to side, recessed spot lights

First Floor Master bedroom: 16' 8" x 16' 3" (5.09m x 4.95m)

Double aspect with double glazed windows to side and rear, range of built in wardrobes, television point, radiator, recessed spot lights

Bedroom 4: 8' 2" x 6' 7" (2.5m x 2.0m)

Double glazed window to side, radiator, recessed spot lights

Modern First Floor Bathroom:

Panel enclosed bath with shower mixer tap and a further electric shower, glazed shower screen, pedestal wash hand basin, low level W.C, shaver socket, part tiled walls, eves storage cupboard, further storage cupboard, recessed lights, radiator, Velux style window

Outside:

Front:

Enclosed rear garden with brick retaining wall, lawn, flower border, off street parking leading to:

Detached Garage: 16' 5" x 8' 8" (5.m x 2.65m)

Double wooden doors, power, light, door to side, power & light

Good Size Rear Garden:

Patio leading to lawn, flower and shrub borders, hedging, shed, green house, outside tap, outside light

Tenure: Freehold

Council Tax Band: D

EPC: C70



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	64
		83	79
England & Wales	EU Directive 2002/91/EC		England & Wales

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