

Aldreds
Estate Agents



5 Romney Place

Gunton St Peters, Lowestoft, NR32 4NG

Offers Over £300,000



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Aldreds are delighted to offer this beautifully presented 2/3 bed roomed detached bungalow situated in this very desirable Gunton St Peters location. being within walking distance of all local amenities and Gunton woodland nature reserve. The spacious versatile accommodation includes an entrance porch, spacious lounge, modern fitted kitchen, inner hallway, family bathroom, 2 double bedrooms, single bedroom/dining room and a Upvc conservatory. To the outside there is a beautifully presented front garden with long driveway providing ample off road parking for a variety of vehicles leading to a brick garage and tot he rear there is a lawned garden with a range of fruit trees and patio seating area. This has the advantage of having a very private aspect to the rear and side. the current owners really have improved this property to an outstanding standard throughout and quite simply ready to move in to condition. A early viewing is strongly recommended.

Entrance Porch

Fitted carpet, large aspect Upvc window with blinds, radiator, Upvc entrance door.

Lounge

12'2" x 17'0" (3.71 x 5.19)

Laminate flooring, coved ceiling, power points, T.V point, radiator, double aspect Upvc windows and blinds, modern fireplace with living flame electric fire.

Kitchen

8'0" x 12'1" (2.46 x 3.70)

Laminate flooring, modern quality fitted Howdens kitchen, slid timber work surfaces, double ceramic sink with single drainer, tiled splash backs, eye level double electric oven, matching four burner gas hob, stainless steel extraction cooker hood, recess for white goods including plumbing for washing machine, inset spot lighting, flat plastered and coved ceiling, double aspect Upvc windows with made to measure blinds included, Upvc door leading out to the rear garden.

Inner Hallway

Laminate flooring, full length cupboard.

Bedroom 1

11'10" x 15'2" (3.63 x 4.63)

Laminate flooring, coved ceiling, Upvc window with made to measure blinds, radiator, power points, T.V point, quality fitted wardrobes and drawers, built in double full length storage cupboard/wardrobe.

Bedroom 2

12'5" x 8'6" (3.8 x 2.61)

Laminate flooring, coved ceiling, Upvc window with made to measure blinds, radiator, power points, T.V point.





Bedroom 3/Dining Room

12'5" x 6'11" (3.8 x 2.11)

laminated flooring, coved ceiling, radiator, power points, double Upvc doors leading to the conservatory.

Conservatory

9'8" x 8'7" (2.97 x 2.63)

Ceramic tiled flooring, pitched poly carbonate roof, large aspect Upvc windows, double Upvc doors leading out to the rear garden, radiator, power points.

Shower Room

Laminated flooring, quality fitted shower suite comprising of an over sized shower cubicle which is fully tiled and enclosed by curved glass screen doors, low level W.C, pedestal sink, half timber paneled walls, tiled splash backs, extractor fan, Upvc window with made to measure blind, radiator.

Tenure And Services

Freehold

Council Tax Band - C

Mains Water Drains Electric And Gas



Outside To The Front

There is a beautifully enclosed garden laid to lawn with a range of flower and shrub borders all enclosed by picket style timber fencing. A long side tarmac driveway providing ample off road parking for 3+ cars which leads to a brick garage with electric roller door, power points and lighting.

Outside To The Rear

There is a beautifully enclosed lawned garden which has a very private rear and side aspect. timber and felt storage shed with a further timber and felt substantially built summer house. patio footpaths with with further patio seating areas, range of ornamental stone borders and fruit trees, all enclosed by modern high fencing. side access leading to front driveway.

Floor Plan



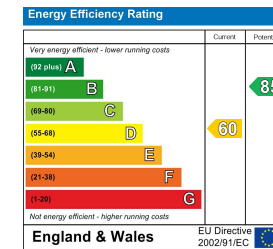
Area Map



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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