



Aldreds
Estate Agents

1 Holbein Way

Gunton St Peters, Lowestoft, NR32 4NN

Offers Over £300,000



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*** VERY WELL EXTENDED SEMI DETACHED FAMILY HOME *** Aldreds are pleased to offer this larger than average semi detached family home situated in the very sought after Gunton location. The property is within walking distance of the Gunton Woods and bridle path leading to Corton Beach, so offers the perfect location to growing families!

This versatile downstairs accommodation includes hallway, lounge, downstairs WC, utility/laundry room/ dining room opening into the 2nd Sitting Room, kitchen and multiple storage cupboards. Upstairs a bedroom with WC connected, 3 further bedrooms and family bathroom. The outside front has a driveway with a beautiful west facing garden to the rear. All in all an amazing larger family house in a brilliant location ** Early Viewing Advised **

Entrance Hall

uPVC double glazed front door, parquet flooring, radiator, door leading to downstairs WC, door leading to lounge, door leading to dining room, door leading to utility room, storage cupboards, uPVC double glazed door leading to side passage.

Lounge

10'2" (max) x 17'8" (max) (3.1 (max) x 5.4 (max))

Coved ceiling, uPVC double glazed bay window to front aspect, power points, TV point, electric fireplace, single glazed frosted window facing hallway, radiator

Downstairs WC

2'1" x 5'6" (0.64 x 1.7)

Coved ceiling, uPVC window leading to front aspect, timber effect flooring, WC, square sink unit

Utility Room

4'7" x 6'2" (1.4 x 1.9)

Coved ceiling, tiled flooring, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to front aspect, boiler

Dining Room

11'7" x 8'3" (3.54m x 2.54m)

Coved ceiling, carpeted flooring, space for dining table and chairs, radiator, uPVC double glazed French doors opening into garden, under stairs cupboard, door leading into kitchen, opening leading into snug, radiator

Sitting Room

8'6" x 7'10" (2.6 x 2.4)

Coved ceiling, carpeted flooring, uPVC double glazed window to rear aspect, power sockets, TV point, radiator





Kitchen

4'7" x 10'9" (1.4 x 3.3)

Tile flooring, part tiles walls, fitted kitchen units, stainless steel and drainer, plumbing for dishwasher, electric cooker connection, space for undercounter fridge, power points, pantry cupboard

Landing

Carpeted flooring, loft access, power points, doors leading to all bedrooms and family bathroom

Bedroom 1

13'1" x 9'2" (4 x 2.8)

Coved ceiling, carpeted flooring, two uPVC double glazed windows to front aspect, power points, radiator, door leading to:

Ensuite WC

Coved ceiling, carpeted flooring, WC, pedestal sink, uPVC frosted double glazed window to side aspect

Bedroom 2

12'5" x 9'6" (3.8 x 2.9)

Coved ceiling, carpeted flooring, uPVC double glazed window to front aspect, power points, radiator

Bedroom 3

11'9" x 10'0" (3.6 x 3.07)

Coved ceiling, carpeted flooring, uPVC double glazed window to rear aspect, power points, radiator

Bedroom 4

10'9" x 4'7" (3.3 x 1.4)

Coved ceiling, carpeted flooring, uPVC double glazed window to rear aspect, power points, radiator

Family Bathroom

5'10" x 5'6" (1.8 x 1.7)

Laminate flooring, fully tiled walls, panelled bath with over-head shower, pedestal sink, WC, uPVC frosted double glazed window to rear aspect, radiator

Outside

Outside to the front offers a driveway, mature shrubs and lawn, with the approx. west facing rear garden offering patio, lawn, mature shrubs and borders, timber shed and side access.

Services

Mains water, gas, electric



Floor Plan



Area Map



Viewing

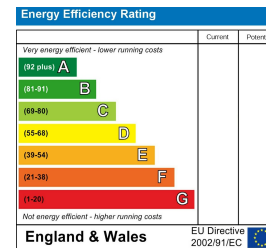
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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