

**Aldreds**  
Estate Agents



218 Yarmouth Road

Gunton St Peters, Lowestoft, NR32 4AB

£450,000





## 218 Yarmouth Road

Gunton St Peters, Lowestoft, NR32 4AB

Aldreds are delighted to offer this 5 bedroomed detached house situated in one of the most desirable postcodes within North Lowestoft on the fringe of Gunton St Peters, located alongside Gunton Woods with direct gateway access in to the woods. This amazing family property sits on approximately 3/4 acre of garden land and the gardens include a large frontage which provides ample off road parking and to the rear there is a beautiful lawned garden leading down to the properties private woodland. The extensive accommodation includes a long entrance hall, spacious lounge/diner which raises up to a further formal dining area, rear sitting room, spacious kitchen, 2 ground floor bedrooms, cloakroom, utility room & modern fitted shower room. To the first floor there is a central galleried landing, 3 double bedrooms & 2 with en-suite shower/bathrooms. This really is an amazing property which offers much potential. A very rare opportunity to purchase and an early viewing is strongly recommended to appreciate the spacious accommodation and extensive gardens and woodland.

### L-Shaped Entrance Hall

Parquet flooring, Upvc entrance door, radiator, full length storage/cloak cupboard.

### L- Shaped Lounge/Diner 24'10" x 22'11" (7.57 x 7.01)

Parquet flooring with part solid timber flooring, double aspect Upvc windows, radiator, power points, open plan galleried staircase leading off to the first floor, tiled fireplace with open fire, raised parquet flooring at rear of lounge, further radiator, double doors leading to kitchen, wide opening leading to the sitting room.

### Cinema Room

18'10" x 8'0" (5.76 x 2.45)

Fitted carpet, power points, inset spot lighting, drop down cinema screen with projector & surround sound, radiator, Upvc windows.

### Sitting Room

15'3" x 12'0" (4.65 x 3.68)

Fitted carpet, double aspect Upvc windows including sliding patio doors leading out to the rear garden, radiator, power points, T.V point.

### Kitchen/Breakfast Room

12'7" x 23'6" (3.84 x 7.17)

Ceramic tiled flooring, full range of fitted kitchen units, extended roll top work surfaces, eye level Bosch double electric oven, 4 burner gas hob, tiled splash backs, recess for white goods, large aspect Upvc windows, stable door leading out to the rear garden, double stainless steel sink with single drainer, power points.

### Utility Room

Parquet flooring, fitted base unit, recess for white goods including plumbing for washing machine, 2 full length storage cupboards, large aspect Upvc window, stainless steel sink with single drainer, roll top work surface, power points.

### Cloakroom

Vinyl flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, tiled splash backs.

### Bedroom 4

11'6" x 12'8" (3.52 x 3.88)

Fitted carpet, radiator, double aspect windows, range of fitted wardrobes, pedestal sink with tiled splash backs, power points.

### Bedroom 5

9'3" x 10'5" (2.82 x 3.18)

Fitted carpet, Upvc window, radiator, power points.







### Family Shower Room

Laminate flooring, modern shower suite comprising of a double width walk in shower cubicle with aqua board splash backs, vanity sink unit, low level W.C, Upvc windows, inset spot lighting, extractor fan, heated towel rail.

### First Floor

Central galleried landing, velux window, fitted carpet.

### Bedroom 1

12'6" x 18'9" (3.82 x 5.72)

Fitted carpet, power points, radiator, walk in jack & jill cupboard/wardrobe plus further eaves storage cupboard.

### En-Suite Bathroom

Vinyl flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, half tiled walls, velux window, radiator.

### Bedroom 2

11'1" x 14'11" (3.40 x 4.55)

Fitted carpet, Upvc window, radiator, power points, full length walk in cupboard/wardrobe.

### En-Suite Shower Room

Vinyl flooring, shower suite comprising of an over sized fully tiled shower cubicle, low level W.C, pedestal sink, half tiled walls, velux style window, radiator.

### Bedroom 3

14'0" x 16'0" (4.27 x 4.89)

Fitted carpet, velux window, power points, T.V point, radiator, eaves storage cupboard.

### Outside

#### Outside To The Front

There is a large frontage providing parking for a variety of vehicles/leisure vehicles, driveway is laid to stone with a lawned area, mature trees and shrubs. The drive leads to a brick built garage with a 1/4 left for storage(see cinema room) and a further side access gate to further full size garage and workshop.

#### Outside To The Rear

The extensive lawned gardens are beautifully presented and are built up of open lawned area, raised decked seating area with a gateway leading into a private woodland with a range of mature shrubs and trees with path leading to a pond. The total plot size front to back is approximately 3/4 of an acre. There is access to the side garage and workshop.



## Floor Plan



## Area Map



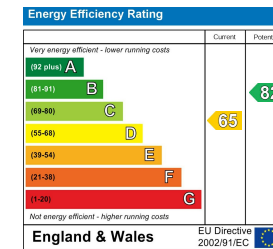
## Viewing

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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