

Aldreds
Estate Agents



74 Gunton Drive, Lowestoft, NR32 4QB

Offers In Excess Of £525,000





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74 Gunton Drive

Lowestoft, NR32 4QB

- Upto 5 Bedrooms
- Large Kitchen/Breakfast Room
- Large Rear Lawned Garden
- Sought After Location
- Quality Fixtures & Fittings
- 3 Reception Rooms
- Spacious Open Plan Ground Floor Layout
- Stunning Extended Detached Family Home
- Beautifully Presented
- Walking Distance To The Beach

Aldreds are delighted to offer this 5 bedroomed executive detached home situated in this very desirable cul de sac location on the fringe of Corton and North Lowestoft. The current owners have improved the property with no expense spared and has been very well extended to create a superb family home with versatile accommodation including an open plan ground floor entrance hall, spacious sitting room, open plan dining room, vast kitchen/breakfast room leading to utility room, further reception room to ground floor which could be used as bedroom 5. On the first floor there is a central landing, 4 generous size bedrooms, 2 with En Suite shower rooms and a family bathroom. To the outside front there is a block weave driveway providing ample off road parking and to the rear there is a beautifully presented and private spacious lawned garden with raised patio seating area. This stunning home really does need to be viewed to be fully appreciated and an early viewing is strongly recommended.



Entrance Hall

Entrance door, double glazed windows, LVT flooring, radiator, stairs leading to first floor. opening leading to main living area.

Dining Area 23'11" x (max) x 11'9" (7.3 x (max) x 3.6)

LVT flooring, power points, Upvc double glazed window, radiators, opening to Lounge, kitchen/breakfast room.

Lounge Area 25'11" x 14'4" (7.9 x 4.39)

Fitted carpet, radiators, power points, Upvc double glazed window, bi-fold doors opening out on to the rear and side gardens. Cast iron log burner.

Reception Room/Bedroom 5 16'0" x 8'10" (max) (4.9 x 2.7 (max))

Fitted carpet, radiator, power points, Upvc double glazed window, storage cupboard with plumbing for an en-suite.

Cloakroom

Karndean flooring, low level W.C, slimline vanity sink unit.





Kitchen/Breakfast Room 20'8" x 11'5" (6.3 x 3.5)

LVT flooring, Upvc double glazed windows, power points, modern kitchen units, laminate work surfaces, breakfast bar with serving window, extractor fan, Induction hob, 2 x integrated dishwashers, fridge, microwave, double oven & grill. Recess for large fridge/freezer, door leading to Utility room.

Utility Room 9'6" x 8'6" (2.9 x 2.6)

LVT flooring, Upvc double glazed window, power points, side door leading to rear garden, radiator, kitchen units, laminate work surface, stainless steel sink with single drainer, cupboard housing a water softener, recess for washing machine & tumble dryer.

First Floor

Fitted carpet, radiator, Loft access leading to insulated loft space with loft ladder, gas boiler & 2 water tanks.

Family Bathroom

Karndean flooring, bath with handheld shower attachment, shower enclosed with glass doors, low level W.C, vanity sink unit, heated towel rail, Upvc double glazed window.

Directions

Gunton Drive is located off Corton Road approximately 1 mile from Lowestoft centre and within a short walk of the local beach - SAT NAV NR32 4QB



Bedroom 1 17'4" (max) x 16'0" (max) (5.3 (max) x 4.9 (max))

Fitted carpet, radiators, power points, Upvc double glazed windows.

En Suite

Karndean flooring, Low level W.C, vanity sink unit, Upvc double glazed window, heated towel rail, rainfall shower with handheld attachment with glass doors.

Bedroom 2 12'9" x 10'5" (3.9 x 3.2)

Fitted carpet, radiator, power points, Upvc double glazed window, . opening leading to dressing area.

En Suite Shower Room

Karndean Flooring, shower cubicle enclosed by glass, heated towel rail, vanity sink unit, low level W.C,

Bedroom 3 13'1" x 8'10" (4.0 x 2.7)

Fitted carpet, radiator, power points, Upvc double glazed window.

Bedroom 4 10'2" x 8'10" (max) (3.1 x 2.7 (max))

Fitted carpet, radiator, power points, Upvc double glazed window.

Tenure And Services

Freehold

Council Tax Band - E

Mains Gas Electric Water and Drainage

Outside To The Front

There is a block weave driveway allowing ample off road parking for a variety of vehicles, Electric car charging point, timber gate leading to rear garden.

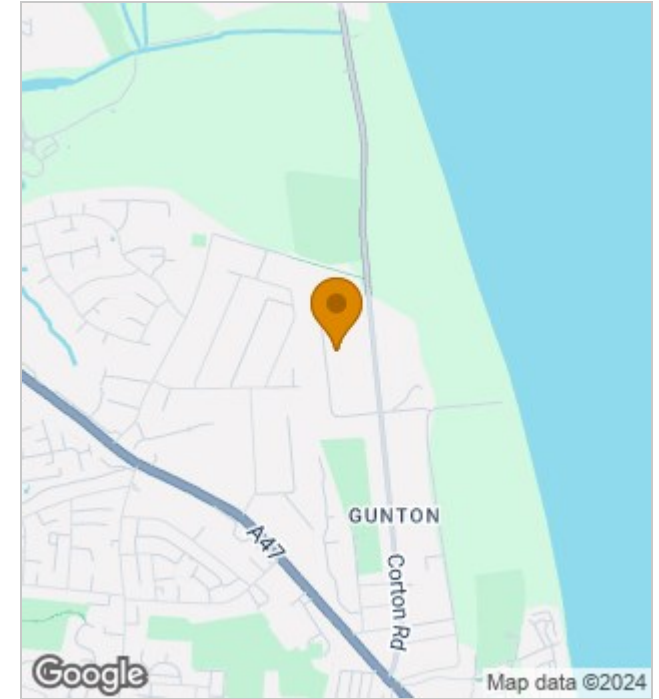
Outside To The Rear

There is a raised patio seating area, fully enclosed large lawned area. decorative sleeper borders, 2 x timber sheds. one having lights and power. The garden have a very private rear and side aspect

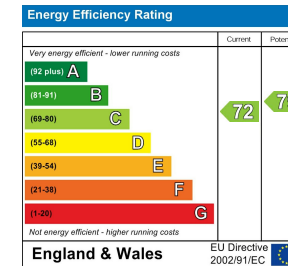
Floor Plans



Location Map



Energy Performance Graph



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.

Disclaimer

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