

**Aldreds**  
Estate Agents



2 Clover Way, Gunton St Peters, Lowestoft, NR32 4JR

£450,000









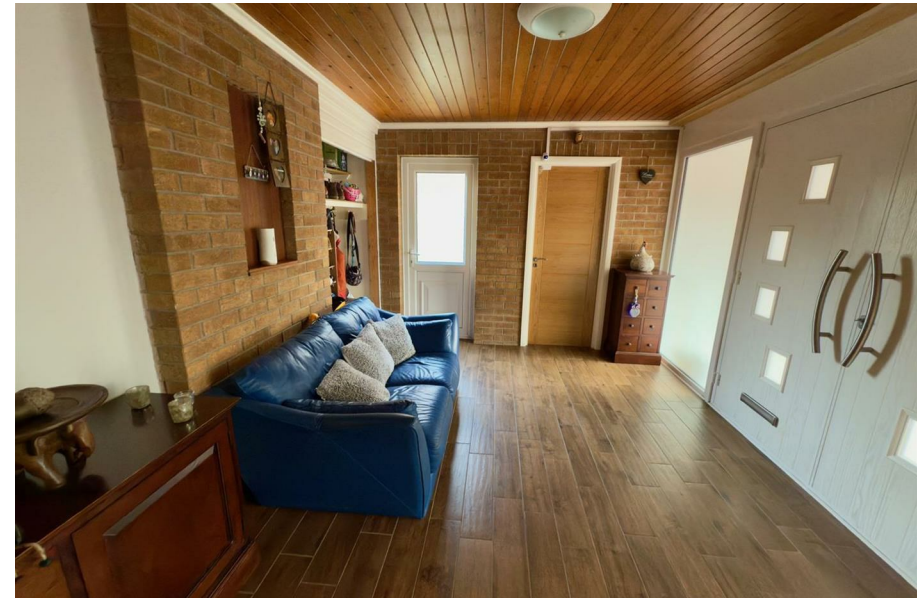
£450,000

# 2 Clover Way

Gunton St Peters, Lowestoft, NR32 4JR

- Four Bedrooms
- Two Driveways
- Very Well Presented Throughout
- Recently Installed Gas Boiler and Rewired Approximately 2 Years Ago
- Impressive Wide Reception Halls
- Very Well Extended
- One Single Plus One Double Garage
- Sought After Gunton St Peters Location
- Tastefully Decorated Throughout
- A Large Lounge Diner Along With a Second Sitting Room

Aldreds are delighted to offer this four bedroom and very well extended executive home situated in this very desirable Gunton St. Peters location. The extensive accommodation includes a 2 X wide reception halls, a large open plan kitchen/diner, utility room, ground floor WC, a large open plan lounge/diner and a second sitting room. On the first floor, there is a wide impressive galleried landing with four bedrooms, a family bathroom and a separate WC. Outside there are two driveways, one to front and one to the rear. There are also two garages including one single and one double garage. There is also a private enclosed garden which has had a recently laid brickweave seating area. The property is presented to an excellent standard throughout with modern quality fixtures and fittings. There has also been a recently installed gas boiler and was rewired approximately two years ago. This is a quality home situated brilliantly within short walking distance of local amenities and Gunton Woods/Nature reserve along with a nearby bridle path that leads to Corton beach. Set in one of the most desirable postcodes within the Lowestoft area early viewing is strongly recommended to appreciate the extensive accommodation.



## Entrance Hall/Reception Area

Ceramic tiled flooring, large aspect uPVC windows, double entrance doors with a further uPVC door leading to the rear garden, access door to double garage, double doors leading to:-

## Open Plan Kitchen/Diner 16'2" x 18'10" (4.93 x 5.76)

Ceramic tiled flooring, a full range of recently fitted quality kitchen units with extended work surfaces, eye level Zanussi double oven, with matching eye level microwave and wine cooler, ceramic hob, modern vertical extraction cooker hood, double stainless steel sink with draining board, double aspect uPVC windows, a full range of integrated appliances including fridge, freezer and dishwasher, curved island unit used as a breakfast bar, tv point, power points, full length feature radiator, flat plastered and coved ceiling with inset spotlighting.





### Utility Room

Ceramic tiled flooring, recess for white goods including plumbing for washing machine, stainless steel sink, extended work surface, a range of modern fitted units, full length walk in storage cupboard, a further full length storage cupboard housing a modern recently installed boiler.

### Cloakroom

Ceramic tiled flooring, low level WC, vanity sink unit, full length heated towel rail, fully tiled walls, uPVC window.

### Sitting Room 17'0" x 12'0" (5.19 x 3.67)

Fitted carpet, flat plastered and coved ceiling, uPVC window, power points, radiator, tv point.

### Lounge/Dining Room 14'11" x 24'5" (4.57 x 7.46)

Fitted carpet, double aspect uPVC windows, bi-folding doors leading to rear garden, ample space for family size dining table and chairs, cast iron log burner, tv point, power points, two full length feature radiators.

### Directions

Clover Way can be found directly off Gunton St Peters Avenue - NR32 4JR





### Rear Hallway

Luxury vinyl flooring, full length storage cupboards, large aspect uPVC windows, entrance door, galleried staircase leading up to first floor.

### Wide Galleried Landing

uPVC window, two full length cupboards/airing cupboard, power points, radiator, loft access leading to insulated loft space.

### Bedroom 1 12'4" x 10'7" (3.76 x 3.23)

Fitted carpet, uPVC window, radiator, power points, range of fitted wardrobes.

### Bedroom 2 11'7" x 14'1" (3.55 x 4.30)

Fitted carpet, uPVC window, radiator, power points, tv point, full range of fitted wardrobes.

### Bedroom 3 10'2" x 10'9" (3.12 x 3.28)

Fitted carpet, uPVC window, radiator, power points, range of fitted wardrobes.

### Bedroom 4 7'4" x 7'9" (2.26 x 2.38)

Fitted carpet, uPVC window, radiator, power points.

### Family Bathroom

Ceramic tiled flooring, quality fitted suite comprising of a freestanding bath, pedestal sink, oversized fully tiled corner shower cubicle, heated towel rail, fully tiled walls, uPVC window, inset spotlighting

### Separate WC

Ceramic tiled flooring, low level WC, heated towel rail, uPVC window, fully tiled walls, wall mounted sink.

### Outside

The property is situated on a corner plot which allows for two driveways, one to the rear and one to the front. Both driveways provide ample off road parking for a variety of cars or leisure vehicles. The rear driveway leads to a double width garage and the front driveway leads to a single integral garage. There is a further enclosed private garden which is laid to ornamental stone and a large recently laid brickweave patio seating area. This is all enclosed by high level brick walls with gateway access to the front and rear driveways.

### Council Tax

Band 'E'

### Agents Note

Under the Estate Agents Act 1979 we are obliged to inform all parties that the vendor of this property is a relative of an employee of Aldreds Estate Agents Ltd.

Ref: L2271/01/25

## Floor Plans



## Viewing

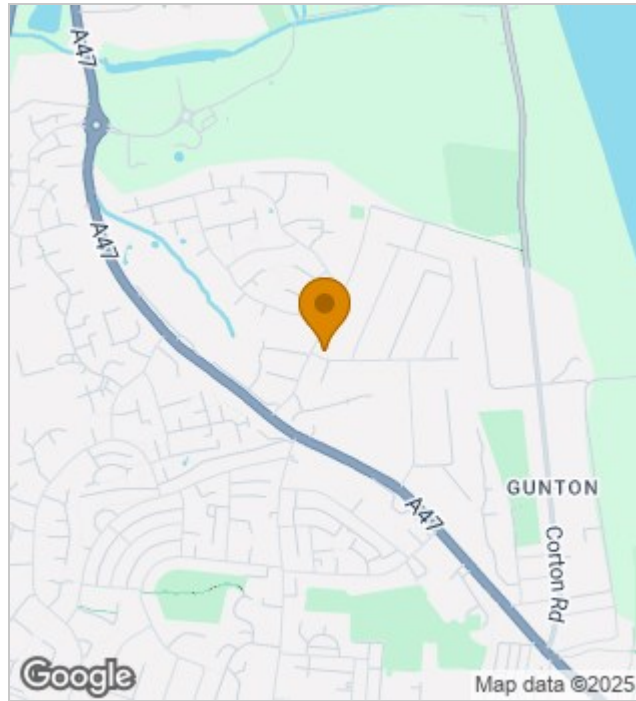
Please contact our Aldreds Lowestoft Office on 01502 565432  
if you wish to arrange a viewing appointment for this property or require further information.

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## Location Map



## Energy Performance Graph

