

Aldreds
Estate Agents



6 Pleasurewood Close

Gunton St Peters, Lowestoft, NR32 4NR

Asking Price £300,000



6 Pleasurewood Close

Gunton St Peters, Lowestoft,

Aldreds are delighted to offer this outstanding three bedroom detached property situated in this very desirable Gunton St. Peters location being within a very short walk of Gunton Woods and Nature Reserve. Properties in this desirable cul-de-sac seldom become available. The versatile family accommodation includes an entrance porch, wide entrance hall, spacious lounge, separate dining room leading to conservatory and a modern fitted kitchen. On the first floor there is a central galleried landing, three bedrooms and modern family shower room. Outside to the front there is a large driveway providing ample off road parking leading to a brick built garage which is secured by double timber gates. To the rear there is a spacious family lawned garden with a very private side and rear aspect. The property also benefits from gas fired central heating and uPVC double glazing throughout and is presented to a very good standard. Early viewing is strongly recommended.

Entrance Porch

Large aspect uPVC windows, uPVC entrance door.

Entrance Hall

Fitted carpet, understairs storage cupboard, radiator, feature galleried staircase leading to first floor.

Lounge

15'5" x 11'6" (4.72 x 3.51)

Fitted carpet, coved ceiling, power points, tv point, radiator, feature timber fireplace with tiled inset and freestanding living flame electric fire, double doors leading to:-

Dining Room

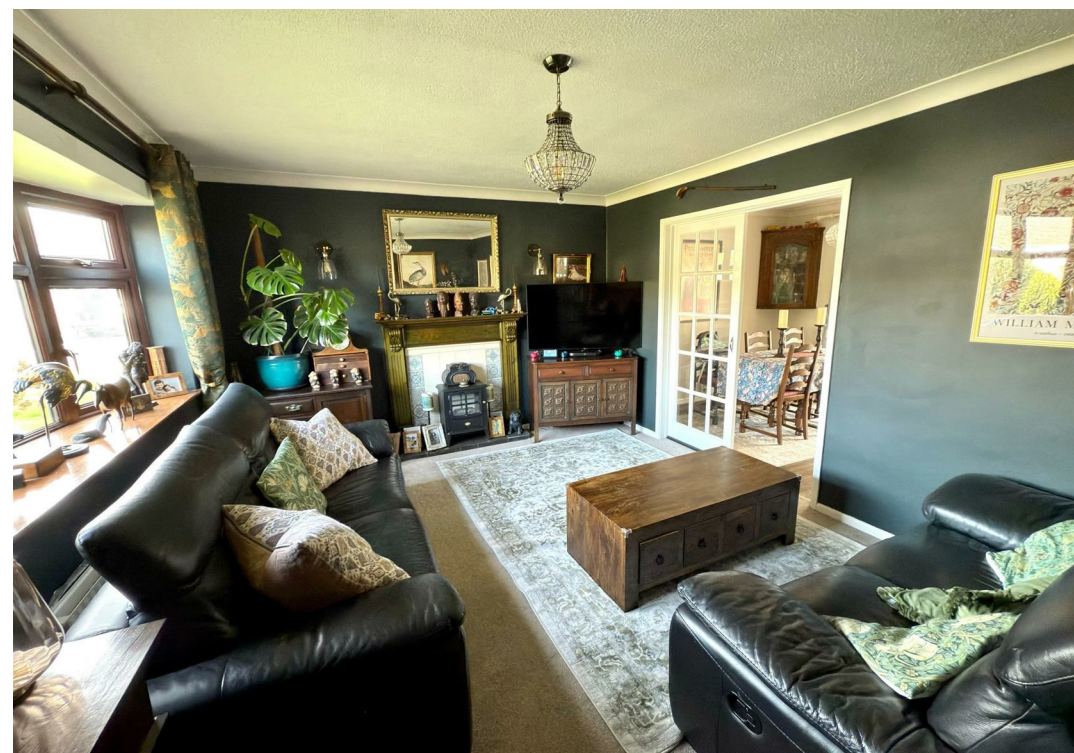
9'8" x 8'9" (2.97 x 2.67)

Timber effect flooring, coved ceiling, power points, double sliding doors leading to:-

Conservatory / Garden Room

11'6" x 8'0" (3.53 x 2.46)

Timber effect flooring, solid weatherproof ceiling, radiator, power points, large aspect uPVC windows, uPVC door leading to rear garden.





Kitchen

11'8" x 8'9" (3.56 x 2.67)

Ceramic tiled flooring, a full range of modern fitted kitchen units, extended work surfaces, recess for white goods including plumbing for a washing machine and dishwasher, sink with draining board, tiled splashbacks, spotlighting, power points, uPVC window, uPVC door leading to rear garden.

Central Galleried Landing

Power points, uPVC window.

Family Shower Room

Modern shower suite comprising of a double width fully tiled shower cubicle, low level WC with enclosed cistern, vanity sink unit, uPVC window.

Bedroom 1

12'0" x 11'5" (3.68 x 3.48)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 2

12'2" x 9'3" (3.71 x 2.82)

Fitted carpet, uPVC window, power points, full length storage cupboard.

Bedroom 3

9'6" x 8'3" (2.92 x 2.54)

Fitted carpet, power points, radiator, uPVC window.

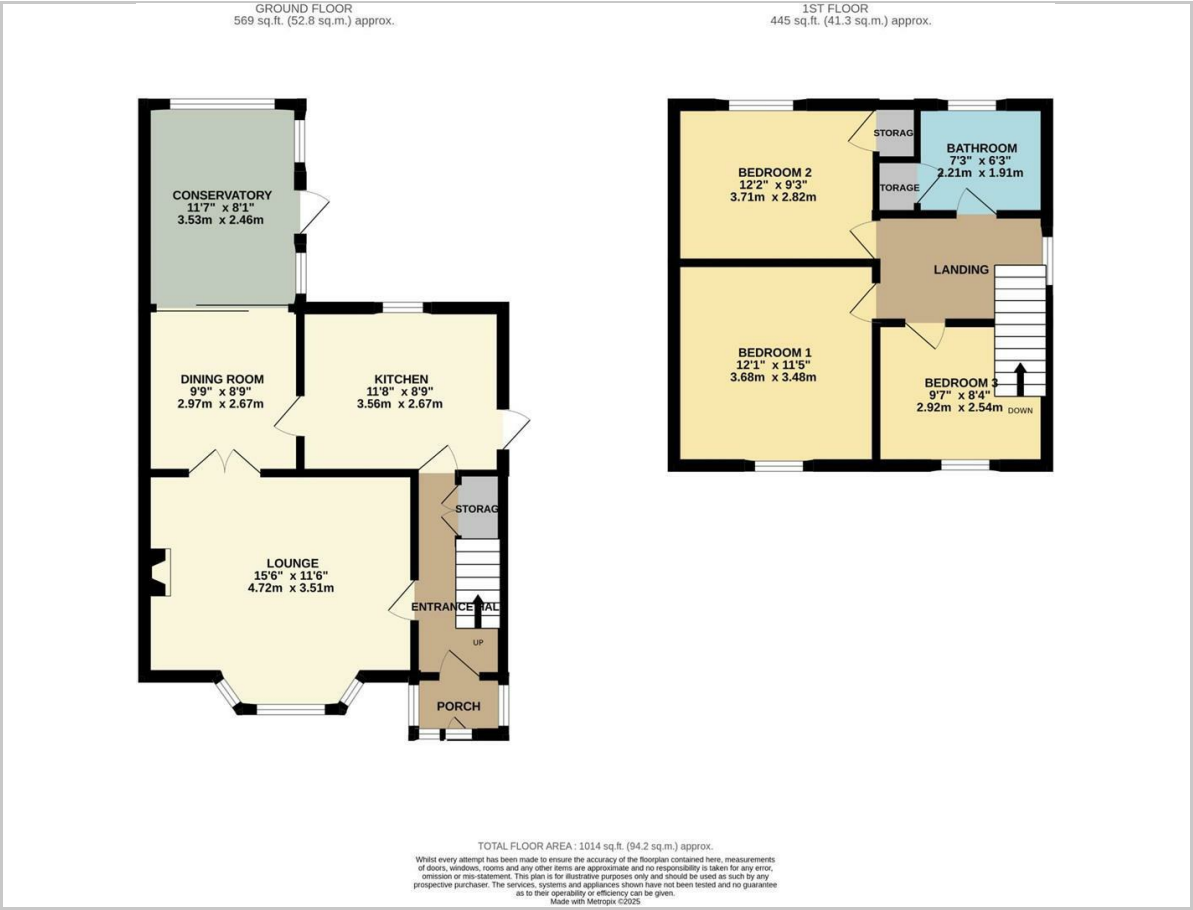
Outside

To the front of the property there is a large frontage laid to lawn with some mature shrubs and borders, a large brickweave driveway providing ample off road parking for a variety of vehicles with double gates leading to a brick built garage with power points and lighting. To the rear of the property there is a generous family garden with large brickweave patio seating area. The main garden is laid to lawn with a full range of flower and shrub borders with a very private rear and side aspect, all enclosed by high fencing with access to front driveway.

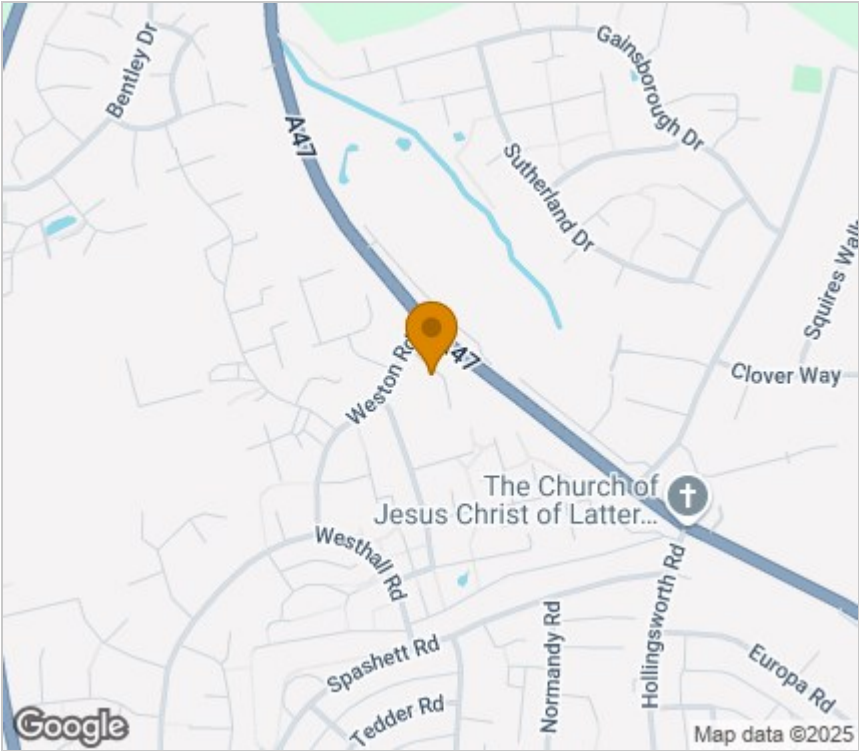
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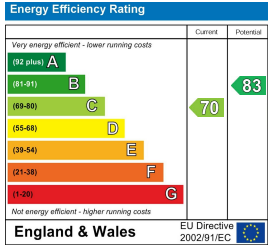
Floor Plan



Area Map



Energy Efficiency 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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