

**Aldreds**  
Estate Agents

16 Gunton Church Lane

Gunton St Perter's, Lowestoft, NR32 4LE

Asking Price £395,000





## 16 Gunton Church Lane

Gunton St Perter, Lowestoft, NR32 4LE

Aldreds are delighted to offer this four bedroom detached property situated in this very desirable Gunton St. Peters location. This superb family home is presented to an outstanding standard throughout with versatile spacious accommodation including an entrance hall, a large open plan lounge/dining room and separate breakfast room leading to a modern fitted kitchen. There is also the benefit of a ground floor bedroom and WC. On the first floor there is a central galleried landing with three bedrooms and a family bathroom leading off. Outside to the front there is a double width driveway providing ample off road parking which leads to a carport and detached garage. To the rear there is a spacious and very private lawned garden. There are also the benefits of uPVC double glazed windows and gas fired central heating. The property is within close proximity of Gunton Woods and nature reserve with a bridle path leading down to Corton Beach. Four bedroomed properties in this desirable postcode rarely become available and an early viewing is strongly advised.

### Wide Entrance Hall

Fitted carpet, Upvc entrance door, radiator, power points, galleried staircase off to the first floor, under stair recess.

### Lounge/Diner

12'2" x 27'11" (3.71 x 8.53)

Fitted carpet, coved ceiling, Upvc walk in bay window with fitted window shutters, radiator, power points, T.V point, fireplace with tiled hearth with cast iron multi fuel burner, ample space for family size dining table and chairs, double doors leading to the breakfast room.

### Breakfast Room

11'8" x 8'4" (3.57 x 2.55)

Solid timber flooring, coved ceiling, radiator, power points, sliding Upvc doors leading out to the rear garden, wide opening leading to the kitchen.

### Kitchen

10'5" x 12'7" (3.19 x 3.84)

Ceramic tiled flooring, full range of modern fitted kitchen units, extended work surfaces, stainless steel sink with single drainer, tiled splash backs, power points, built in oven with four burner gas hob, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine, radiator, large aspect Upvc windows overlooking the rear garden, spot lighting, wide opening leading to the breakfast room.

### Bedroom 4

8'7" x 10'5" (2.63 x 3.20)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.

### Inner Hallway

Ceramic tiled flooring, full length storage cupboard.







### Cloakroom

Ceramic tiled flooring, low level W.C, pedestal sink, heated towel rail, fully tiled walls, Upvc window.

### First Floor

Full sized central galleried landing, fitted carpet, full length storage cupboard, Upvc window, loft access leading to insulated loft space.

### Bedroom 1

10'9" x 13'8" (3.28 x 4.17)

Fitted carpet, Upvc window with made to measure window shutters, radiator, power points, T.V point.

### Bedroom 2

10'9" x 13'10" (3.29 x 4.22)

Fitted carpet, Upvc window, radiator, power points, T.V point.

### Bedroom 3

9'4" x 8'0" (2.85 x 2.46)

Fitted carpet, Upvc window with made to measure shutters, power points, radiator.



### Family Bathroom

Tiled flooring, bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, tiled splash backs, extractor fan, spot lighting, double aspect Upvc windows, radiator with towel rail.

### Outside

#### Outside To The Front

There is a very well maintained garden which has a range of shrub borders, laid to ornamental stone with double width tarmac driveway providing ample off road parking. The driveway leads to an enclosed car port and further to the rear there is a detached pitched roof garage with up and over door, power points and lighting.



#### Outside To The Rear

There is a substantial lawned garden with a very private rear and side aspect, timber shed, timber summer house, patio seating area, part of the garden is laid to ornamental white stones, full range of flower and shrub borders which is all enclosed by high timber fencing.

Floor Plan



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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Area Map



Energy Efficiency Graph

