



Aldreds
Estate Agents

134 Yarmouth Road

Gunton St Peters, Lowestoft, NR32 4AQ

Asking Price £300,000



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Aldreds are delighted to offer this 3 bedroomed semi detached property situated in this very desirable Gunton St Peters location in North Lowestoft. Within walking distance there are all local amenities including Gunton woods and nature reserve along with a local bridle path leading down to Corton beach. The versatile family accommodation includes an entrance hall, ground floor W.C, spacious lounge, formal dining room leading in to the garden room, along with a large kitchen/breakfast room. On the first floor there are 3 double bedrooms as this property was formerly a 4 bedroomed property along with a modern family bathroom. To the outside there is a beautiful lawned garden with raised decked seating area currently used to house a hot tub and an enclosed BBQ area. Further to the rear there is a driveway and brick built garage. Solar PV panels are also installed and included. These spacious semi detached properties rarely become available and an early viewing is strongly recommended.

Entrance Hall

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

Cloakroom

LVT flooring, modern cloakroom suite comprising of a wall mounted hand basin, low level W.C, heated towel rail, Upvc window, part tiled walls.

Lounge

14'4" x 15'6" (4.38 x 4.74)

Fitted carpet, coved ceiling, full length feature radiator, large double aspect UPVC windows, power points, T.V point, telephone point, modern timber fireplace with inset living flame fire, wide opening leading in to the dining room.

Dining Room

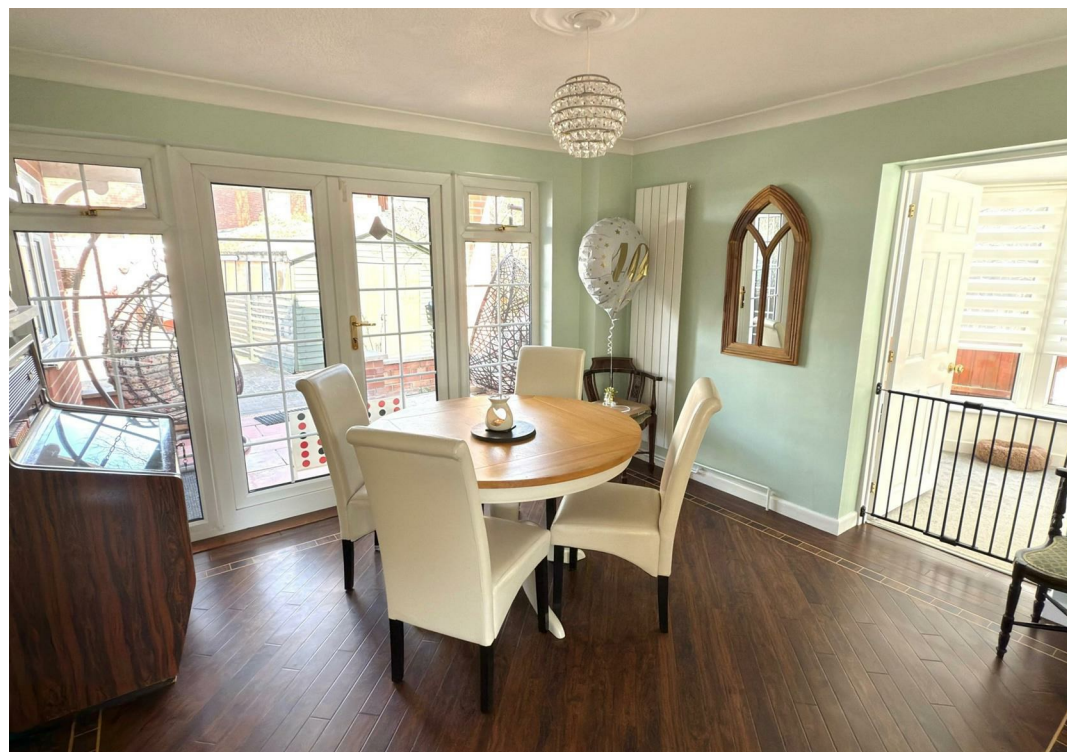
11'8" x 11'8" (3.57 x 3.57)

Karndean flooring, coved ceiling, full length feature radiator, large aspect Upvc window with double Upvc patio doors leading out to the enclosed patio area, power points.

Garden Room

7'10" x 22'2" (2.39 x 6.77)

Fitted carpet, pitched solid all weathers roof, large aspect Upvc windows, power points, T.V point.





Kitchen/Breakfast Room

16'7" x 10'0" (5.08 x 3.06)

Karndean flooring, full range of modern quality fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, double aspect Upvc windows, radiator, power points, ample room for dining table and chairs, integral appliances including dishwasher, range cooker space, double width modern vertical extractor fan, recess for american style fridge/freezer, 2 x further full length storage cupboards, coved ceiling and spot lighting.

First Floor

Central galleried landing, fitted carpet, Upvc window, power points, loft access leading to an insulated loft space.

Bedroom 1

14'2" x 10'9" (4.32 x 3.28)

Fitted carpet, coved ceiling, full length feature radiator, power points, T.V point, double aspect Upvc windows, range of fitted wardrobes with glass mirror doors.

Bedroom 2

15'2" x 8'8" (4.63 x 2.66)

Fitted carpet, coved ceiling, power points, double aspect Upvc windows, radiator, range of fitted wardrobes with sliding doors. This was formerly two bedrooms now one large bedroom but could be converted back if required.

Bedroom 3

14'5" x 11'1" (4.40 x 3.39)

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

Family Bathroom

LVT flooring, modern white bathroom suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level W.C, fully tiled walls, extractor fan, Upvc window, full length heated towel rail.

Outside

There are gardens to the front and rear which are all fully enclosed and usable as family space. The front garden which is enclosed by high fencing and has a very private rear and side aspect is laid to lawn with a range of flower and shrub borders, further feature stoned borders with raised decked seating area with timber pergola which encloses a BBQ & seating area. Timber & felt garden shed. To the rear there is an enclosed patio seating area which is low maintenance brick weave with a large timber and felt workshop. Further to the rear there is a driveway providing ample off road parking with a brick built garage, up and over door, power points and lighting.



Floor Plan

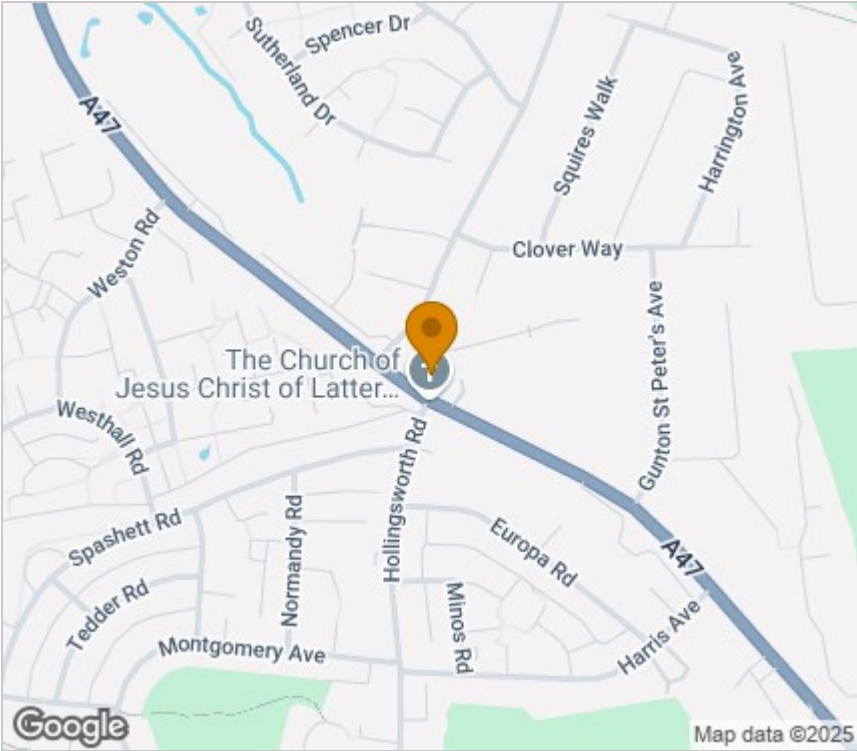


Viewing

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

