

Aldreds
Estate Agents



33 Sutherland Drive

Gunton St Peters, Lowestoft, NR32 4LJ

Asking Price £345,000



4



2



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Gunton St Peters, Lowestoft, NR32 4LJ

Aldreds are delighted to offer this very well presented 4 bedroomed detached house situated in this very desirable Gunton St Peters location being within a 1 minute walk of Gunton Wood and Nature Reserve. This outstanding family home offers spacious versatile accommodation including a wide L-shaped entrance hall, spacious lounge leading into a formal dining room, fitted kitchen, ground floor W.C. To the first floor there is a central galleried landing, 4 separate bedrooms and a family bathroom. To the outside front there is a beautifully presented lawned garden with spacious driveway providing ample off road parking that leads to the garage and to the rear there is a fully enclosed garden with a very private rear and side aspect. Benefits also include gas fired central heating and Upvc double glazing. An early viewing is strongly advised as properties set at this asking price situated in one of the most desirable postcodes within North Lowestoft seldom become for sale.

Wide Entrance Hall

Fitted carpet, power points, galleried staircase leading to first floor, radiator.

Inner Hallway

Ceramic tiled flooring.

Cloakroom

Ceramic tiled flooring, cloakroom suite comprising of a low level WC, pedestal sink with tiled splashbacks, uPVC window, radiator.

Lounge

12'4" x 17'4" (3.77 x 5.29)

Fitted carpet, double aspect uPVC windows, power points, radiator, tv point, timber fireplace with inset living flame electric fire, wide double doors leading to:-

Dining Room

11'3" x 10'7" (3.44 x 3.25)

Parquet flooring, coved ceiling, uPVC window, radiator, power points, wide double doors leading into lounge.





Kitchen

14'5" x 7'10" (4.4 x 2.4)

Tile effect vinyl flooring, full range of fitted solid timber kitchen units with extended work surfaces, tiled splashbacks, double polycarbonate sink with single drainer, enclosed extraction cooker hood, recess for white goods including plumbing for a washing machine, radiator, power points, uPVC window, uPVC door leading out to rear garden.

Central Galleried Landing

Fitted carpet, loft access leading to insulated loft space, radiator, power points, uPVC window, overhead storage cupboard.

Bedroom 1

11'5" x 11'3" (3.5 x 3.43)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point, double fitted wardrobe.

Bedroom 2

11'2" x 12'11" (3.41 x 3.94)

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

Bedroom 3

10'1" x 7'4" (3.08 x 2.24)

Fitted carpet, uPVC window, radiator, power points, full length fitted cupboard/wardrobe.

Bedroom 4

11'4" x 6'9" (3.47 x 2.08)

Fitted carpet, uPVC window, radiator, power points.

Outside

To the front of the property there is beautifully presented open plan garden laid to lawn with a range of flower borders, wide brickweave driveway providing ample off road parking leading to an integral garage with up and over door, power and lighting. Outside to the rear there is a fully enclosed lawned garden with patio seating area, full range of flower and shrub borders, greenhouse, side access leading to front and rear of the property, very private rear and side aspect, all enclosed by high shrubs and fencing.



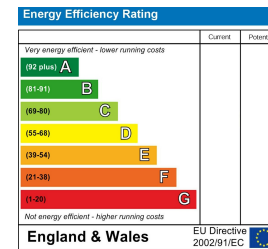
Floor Plan



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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