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Lowestoft 01502 733399

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£475,000



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Gateway House, 410 London Road South, Lowestoft, NR33 0BH

- BEAUTIFUL PERIOD RESIDENCE
- OVER 2,200 sq ft over 3 FLOORS
- AIR SOURCE HEAT PUMP
- 30ft KITCHEN BREAKFAST ROOM
- ENCLOSED GARDEN & GARAGE
- SIX DOUBLE BEDROOMS
- FORMER GUEST HOUSE
- SOUGHT AFTER COASTAL LOCATION
- EXCELLENTLY PRESENTED
- MANY VICTORIAN FEATURES

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall 1.67m x 1.25m (5' 6" x 4' 1")

The second you walk over the threshold into this beautiful family home you get that impression of the Victorian period. A leaded light front door leads you into your Hall and plenty of natural light is beamed in through windows either side. Your carpeted staircase sweeps upstairs, there's an old school radiator and doors lead of to your Sitting Dining Room and ...

Lounge 4.70m x 3.80m (15' 5" x 12' 6") *plus bay*

Your magnificent bay fronted Living Room features a sanded wood floor, fireplace with log burner, two old school radiators while secondary double glazing has been installed over the traditional windows to front aspect.

Sitting / Dining Room 4.40m x 3.80m (14' 5" x 12' 6")

Adjacent to your Lounge, this extra Sitting Room could well be a fine Dining Room. The wood floor theme continues through here and there's also secondary double glazing and an old school radiator.

Kitchen Breakfast Room 9.64m x 3.20m (31' 8" x 10' 6")

They say the heart of any family home is the Kitchen and this is no exception. Over 31ft there are two halves to this stunning room. On the kitchen side, this 'farmhouse' style Kitchen features a range of base units fitted to three walls complete with high gloss white 'shaker' style doors and drawers and a square edge worktop over most of the surfaces however a hardwood section houses your butler sink and drainer.

Opposite you will find an eye level double oven and grill and a gas hob is located in an inglenook style housing. Two windows provide an abundance of natural daylight in and ceramic tiling has been laid to floor.

On the other side, ample space is provided for a dining table and sitting area, while magnificent French doors lead out to your rear Garden. Another log burning stove is housed here, perfect for cosying up to on those winter nights.

Rear Lobby

The link between your Kitchen and WC features your back door leading outside.

Utility Room 2.07m x 1.71m (6' 9" x 5' 7")

The perfect place to keep your domestic cleaning out of the kitchen with ample space and plumbing for your automatic washing machine, tumble dryer and freezer. Your Air Source Heat pump is also installed here.

Cloakroom WC 1.36m x 0.88m (4' 6" x 2' 11")

Essential for the family is your downstairs loo! There's an opaque window, radiator, low level WC and corner wash hand basin.

FIRST FLOOR

Landing

At the top of the first flight of stairs, your stunning Landing features a fitted carpet, a window to front aspect and doors lead off to all first-floor rooms. Your airing cupboard is also housed here with your central heating boiler.

Bedroom 1 4.70m x 3.80m (15' 5" x 12' 6") *into bay*

Your beautiful Master features a sanded wood floor underfoot, a large bay window to front aspect, old school radiator and feature fireplace.

Bedroom 2 4.40m x 3.80m (14' 5" x 12' 6")

Across the landing, Bedroom 2 features a window to front aspect, fitted carpet, built in wardrobe, radiator and pedestal sink.

Bedroom 3 4.75m x 3.22m (15' 7" x 10' 7")

Located at the rear of the house, Bedroom 3 features a window to rear aspect, fitted carpet, radiator and pedestal sink.

Bathroom 2.33m x 1.80m (7' 8" x 5' 11")

A suite comprises of a vanity wash hand basin and panel bath with shower over. Tiling has been applied to walls, there's an opaque window and vinyl floor covering.

WC 1.80m x 0.94m (5' 11" x 3' 1")

Separate to your Bathroom including a tiled floor and opaque window.

Bedroom 4 3.35m x 3.22m (11' x 10' 7")

Another good size double with a window to rear aspect, fitted carpet, radiator and pedestal sink.

SECOND FLOOR

Landing

Your top floor 'gallery' style Landing features a sanded wood floor, old school radiator and dormer window to front aspect.

Bedroom 5 4.76m x 4.36m (15' 7" x 14' 4")

This beautiful Bedroom features a dormer window to front and a 'velux' style rooflight, sanded wood floor, feature fireplace, radiator and eaves storage.

Shower Room 2.28m x 1.39m (7' 6" x 4' 7")

This modern contemporary 'Wetroom' features ceramic tiling to all walls and floor, a vanity wash handbasin, low level WC and shower area. A chrome heated towel rail radiator adds to the contemporary feel and an opaque window allows plenty of natural daylight.

Bedroom 6 4.36m x 3.10m (14' 4" x 10' 2")

The smallest of the six is still a good size and features a dormer window to side aspect, 'velux' style rooflight, fitted carpet, radiator and eaves storage.

OUTSIDE

Front Garden and Driveway

A very imposing front aspect with a wall, wrought iron gates are allows access to your path leading up to your front door and another double gate allowing vehicular access to your shingle driveway.

Rear Garden

Your private rear Garden is enclosed by wall and fence to all sides and features gates from the front drive and out to your rear drive behind. Mainly laid to lawn, there's also patios, perfect for sitting out or even a spot of alfresco dining. Your personal door leads you in to your Garage.

Garage & Rear Driveway

You will also benefit from more parking accessed from a driveway to the rear of the property and gives access to your Garage.

Council Tax

East Suffolk Band D

SUMMARY

If you dream of living by the sea in a beautiful period property and require lots of bedrooms, this could be the one for you.

Beautifully presented with many original features and some modern upgrades such as the contemporary Shower Room, Air Source Heat Pump with the fusion of high ceilings and that wonderful farmhouse style Kitchen Breakfast Room, it is a truly wonderful family home.

To view this magnificent property call us now on the numbers on page one of this brochure..



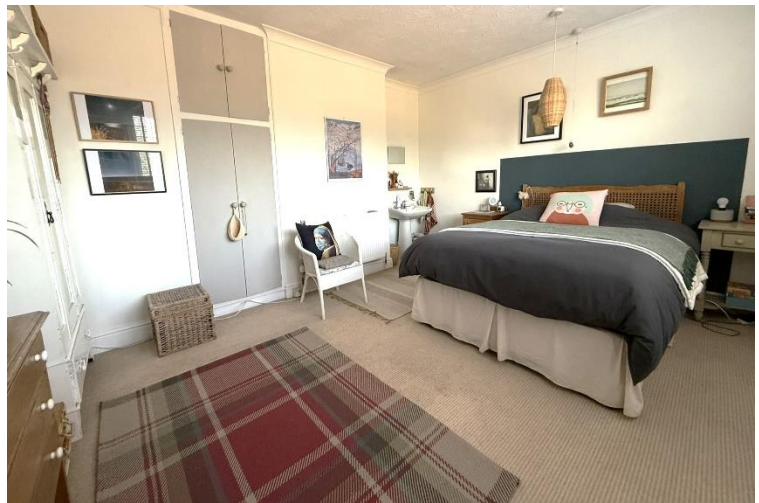
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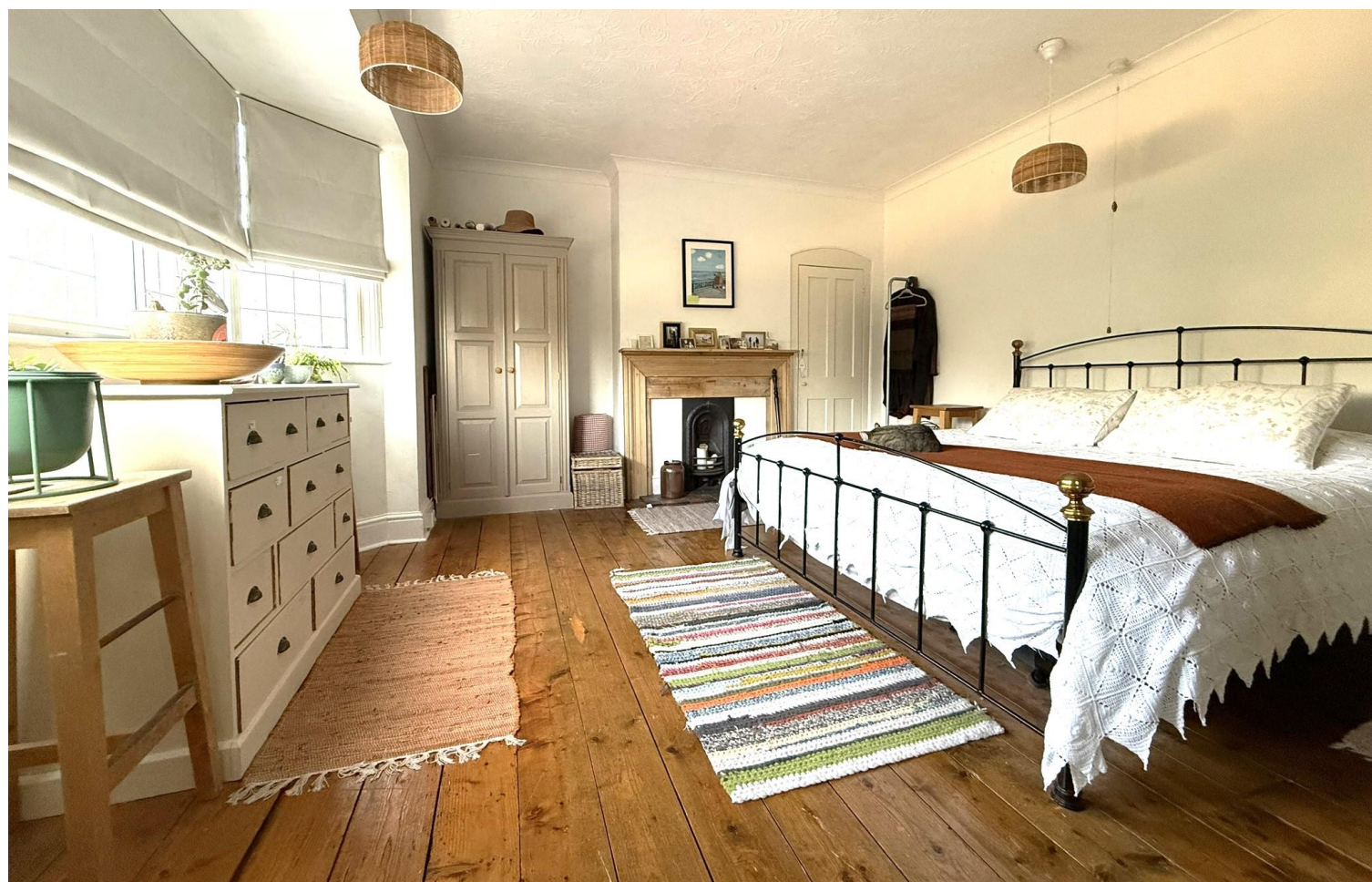
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BEAUTIFUL VICTORIAN THREE STOREY FORMER GUEST HOUSE

We are super proud to offer for sale this stunning three storey family home located close to Lowestoft stunning sandy beach. What was once a guest house, Gateway House has now been transformed into 2,389 sq ft luxurious home.

your accommodation comprises of an imposing Hallway with a bay fronted Lounge, Sitting Dining Room and huge 31ft Kitchen, Utility and WC on the ground floor, while four double Bedrooms and Bathroom of the first and two further doubles and luxury Shower Room on the top floor. All this with two Driveways, Garage, Enclosed rear Garden and Air Source Heat Pump.

OVER 2,200 OF PERIOD LIVING ACROSS THREE FLOORS

LOCATION AND AMENITIES

The property is situated just south of Lowestoft in the village of Pakefield and situated on the A47 making the town of Lowestoft easily accessible and the commute to Ipswich/London on your doorstep. There's a thriving community locally, plenty of shops, places of worship, good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award-winning Lowestoft beach is right across the road to rear.

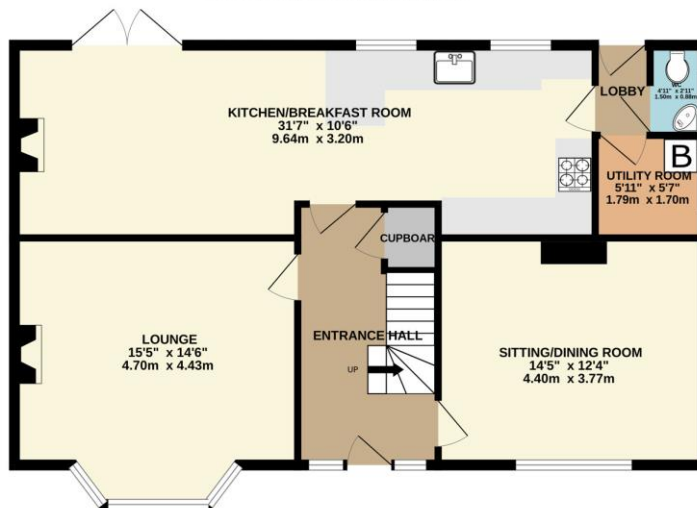
Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



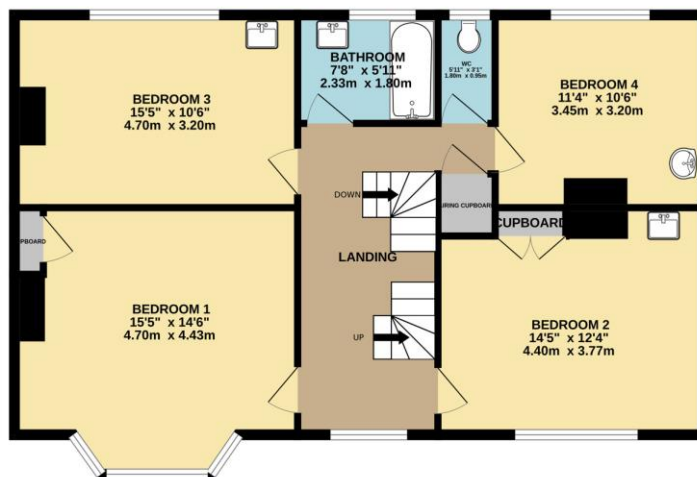
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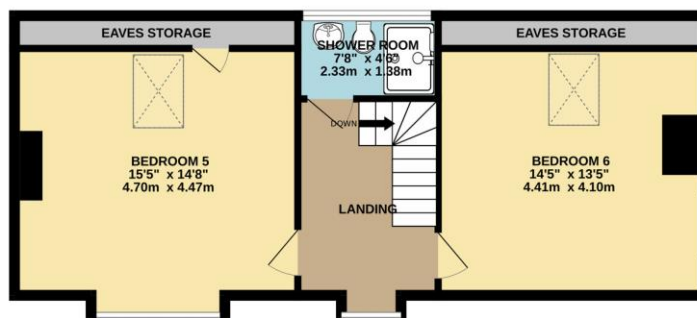
GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.4 sq.m.) approx.



2ND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



410 LONDON ROAD SOUTH, LOWESTOFT

TOTAL FLOOR AREA : 2289 sq.ft. (212.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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