



## Gunton Church Lane, Gunton

Offers In Excess Of £300,000

- POTENTIAL
- 3 BEDROOMS
- REAR LOBBY WITH CLOAKROOM/WC
- NO CHAIN
- 2 RECEPTIONS
- DRIVEWAY & GARAGE
- DETACHED
- CONSERVATORY
- ENCLOSED REAR GARDEN

Set on a DESIRABLE road in GUNTON this DETACHED property has GREAT POTENTIAL...

Just off the A12 making the commute to the local towns & transport connections further afield, this property is ideally located whether business or pleasure for all of the family being close proximity to good schooling, a supermarket, restaurants, Gunton Woods, Pleasurewood Hills & not forgetting the Finest East Coast finest beaches.

### HALLWAY

Through the part glazed door into the hallway of the home; fitted carpet, radiator, power points and under stair cupboard. Heating thermostat in situ and stairs up to the first floor.

### LOUNGE 4.87m x 3.63m (15'11" x 11'10")

Overlooking the front of the home through the large uPVC double glazed window. The lounge features fitted carpet, radiator, TV, power points and fireplace; opening to...

### DINING ROOM 2.80m x 2.73m (9'2" x 8'11")

Opening into the kitchen and large double glazed door to the conservatory; fitted carpet, radiator and power points.

### CONSERVATORY 3.14m x 2.29m (10'3" x 7'6")

With panoramic views of the rear garden this uPVC double glazed conservatory has polycarbonate roof and part glazed door to the outdoors.

### KITCHEN 3.96m x 2.71m (12'11" x 8'10")

Wall and base units with worktop and inset sink/drain; space/plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed window and power points.

### REAR LOBBY

With access to the rear garden and internally to the cloakroom/WC and the garage. Vinyl flooring, uPVC double glazed window, radiator and power points.

### CLOAKROOM / WC

White suite comprises a wash basin and low level WC; vinyl flooring and opaque uPVC double glazed window.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom, WC and the airing cupboard that houses the gas central heating boiler/domestic combination boiler. uPVC double glazed window and loft access in situ.

### BATHROOM

White suite comprises a pedestal basin and panelled bath; vinyl flooring, opaque uPVC double glazed window and radiator.

### WC

WC with opaque uPVC double glazed window.

### BEDROOM 1 3.64m x 3.64m (11'11" x 11'11")

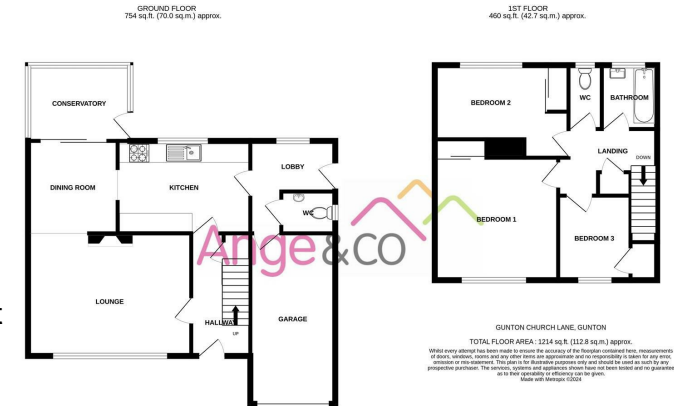
Double bedroom at the front of the home has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

### BEDROOM 2 4.03m x 2.26m (13'2" x 7'4")

Overlooking the rear garden this bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

### BEDROOM 3 2.56m x 2.50m (8'4" x 8'2")

Fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.



### OUTSIDE

Laid to lawn enclosed gardens with mature borders and various inset plants and shrubs. Front driveway provides off road parking for several vehicles and pedestrian access to the rear garden. GARAGE 5.13m x 2.34m (16'9" x 7'8") Up and over vehicular door, lighting, power points, consumer unit and internal door to the rear lobby. Rear garden has a patio and side storage area; outside lighting, water tap and a summer house / store outbuilding.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE RATING - E