



Gainsborough Drive, Gunton, Lowestoft, Suffolk, NR32 4LX

£475,000

- SUBSTANTIAL
- OPEN-PLAN LIVING
- LAID TO LAWN GARDENS
- DESIRABLE AREA
- SPACIOUS FAMILY BATHROOM
- DOUBLE DRIVEWAY
- 5 BEDROOMS
- PRINCIPAL SUITE
- DOUBLE GARAGE

SUBSTANTIAL property offers a WEALTH OF SPACE in the DESIRABLE location of Gunton. HOME to a prominent corner plot positioning & BOASTING spacious open-plan living accommodation & 5 bedrooms with the principal benefiting from a dressing room & ensuite.

Whilst the property enjoys the modern comforts of uPVC double glazing & GCH throughout, the West facing laid to lawn rear garden is a wonderful sun trap with off road parking for several vehicles & a DOUBLE GARAGE.

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



Council Tax Band: E



RECEPTION

Through the part uPVC double glazed door into the spacious hallway of this substantial family home. LVT flooring, uPVC double glazed windows, radiator, power points and a handy under stairs cupboard provides your storage solutions; stairs up to the first floor.

CLOAKROOM / WC

White suite comprises low level WC and vanity unit with inset basin. LVT flooring and radiator.

LOUNGE

6.30m x 3.50m (20'8" x 11'5")

Good size lounge has a double aspect with uPVC double glazed window to the front and French double doors to the outside; fitted carpet, radiators, TV and power points.

RECEPTION ROOM

4.95m x 3.23m (16'2" x 10'7")

Offering a multitude of purposes... LVT flooring, uPVC double glazed window, radiator, TV / power points and built-in cupboard gives storage. French uPVC double glazed doors to the outside and opening into...

KITCHEN/DINER

6.33m x 4.86m (20'9" x 15'11")

Open-plan living at its best, this fabulous size kitchen / diner has an array of wall and base units with under counter lighting, worktop and central island; inset sink / drainer, space and plumbing for your chosen appliances. LVT flooring, uPVC double glazed windows, plinth heaters, inset spotlighting, TV / power points; French uPVC double glazed doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and a handy cupboard.

PRINCIPAL SUITE

4.92m x 4.04m (16'1" x 13'3")

Substantial double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

DRESSING ROOM

2.39m x 2.09m (7'10" x 6'10")

Giving plenty of hanging space; fitted carpet, radiator and power points.

ENSUITE

2.40m x 2.14m (7'10" x 7'0")

White suite comprises low level WC, double shower cubicle with mains shower and vanity unit with courtesy mirror. Tiled flooring, opaque uPVC double glazed window, radiator and extractor fan.

BEDROOM 2

3.56m x 3.19m (11'8" x 10'5")

Good size double bedroom with rear aspect has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 3

3.56m x 2.97m (11'8" x 9'8")

Another double bedroom has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 4

3.19m x 2.31m (10'5" x 7'6")

Fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 5

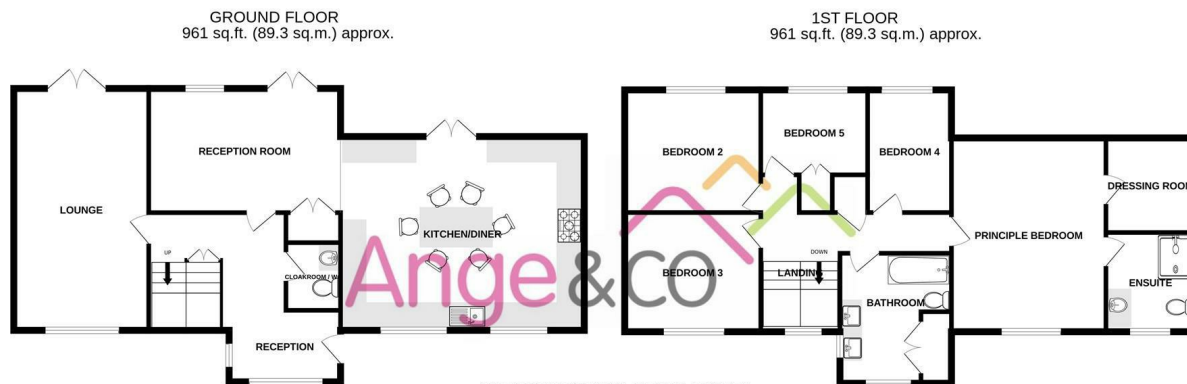
2.85m x 2.22m (9'4" x 7'3")

Fitted carpet, uPVC double glazed window, radiator and power points; built-in wardrobes provide storage.

BATHROOM

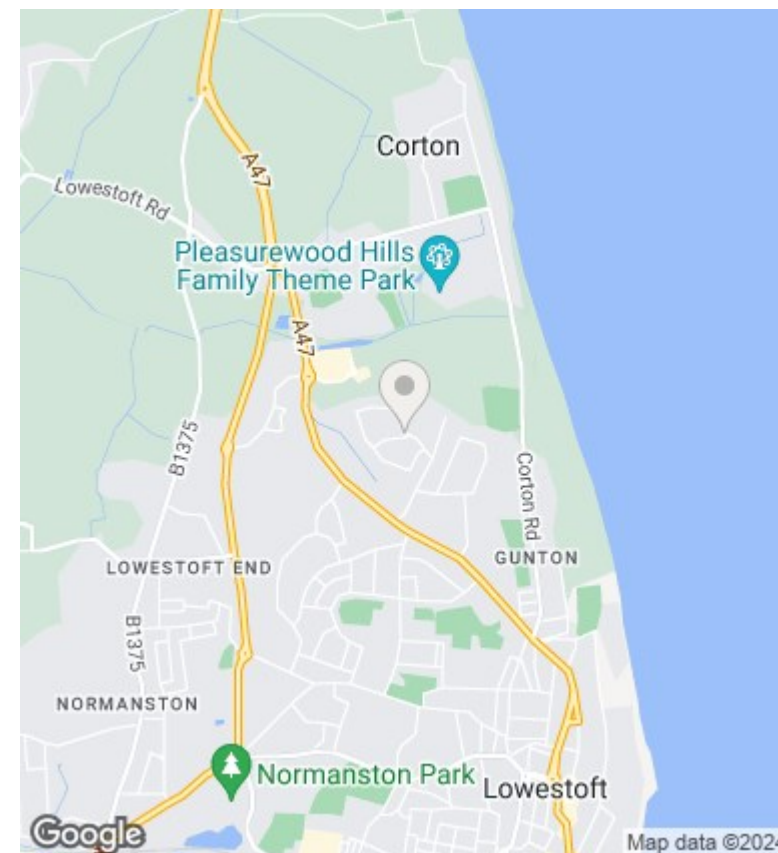
3.38m x 3.15m narrowing to 2.70m (11'1" x 10'4" narrowing to 8'10")

Family bathroom has a white suite comprising a double vanity unit with inset twin basins, low level WC and bath with mains shower with screen. Tiled flooring, opaque uPVC double glazed windows and radiator; built-in cupboard gives storage and houses the gas central heating / domestic hot water combination boiler.



TOTAL FLOOR AREA: 1923 sq.ft. (178.6 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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OUTSIDE

Prominent position on a corner plot with laid to lawn gardens and ornate frontage with inset trees and shrubs. Enclosed West facing rear garden with laurel borders and a perfectly positioned patio area; outside lighting, water tap and side storage area. Large block paved driveway provides off road parking for several vehicles, pedestrian access to the rear garden and...

DOUBLE GARAGE

5.30m x 5.23m (17'4" x 17'1")
Double brick built garage has two independent vehicular doors, light, power points, eaves storage and personnel door

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

ENERGY PERFORMANCE - RATING C