

## Glebe Close, Gunton, Lowestoft, Suffolk, NR32 4NU

Guide Price £600,000

- A HOME OF 2 HALVES
- ENSUITE to all DOUBLE BEDROOMS
- uPVC DG, GCH & SOLAR PANELS
- SUBSTANTIAL
- 3 RECEPTIONS
- DRIVEWAY & GARAGE
- VERSATILE LIVING
- OPEN-PLAN KITCHEN
- EXTENSIVE GARDEN

A HOME of 2 HALVES...

SUBSTANTIAL property is WELL-PRESENTED & set in a DESIRABLE Gunton cul-de-sac, providing a HIGH STANDARD of LIVING with GREAT VERSATILITY....

BOASTING spacious living whether together or apart with 3 receptions, OPEN-PLAN kitchen / breakfast & 4 DOUBLE bedrooms all with ENSUITE. Modern comforts of uPVC double glazing with gas central heating & SOLAR panels are all enjoyed & provide an ENERGY EFFICIENT home, whilst the EXTENSIVE rear garden is surprisingly enclosed with ample off road parking to the front & GARAGE.

Check out the PICTURES & floorplan... Want to know MORE - CALL US 01502 576840



Council Tax Band: E



### **ENTRANCE HALLWAY**

Elegant yet modern welcoming entrance; fitted carpet, radiator, power points and stairs to the first floor.

### **LOUNGE**

This extended lounge has a double aspect with windows to the front, side and rear of the home; whether entertaining or relaxing, this reception features fitted carpet, radiators, TV / power points and bi-folding doors out to the rear garden.

### **KITCHEN / BREAKFAST ROOM 8.06m x 3.51m (26'5" x 11'6")**

Open-plan and inviting; with an array of wall, base and larder units, worktop, inset sink / drainer and ambient under and over counter lighting, integral appliances include Range dual fuel cooker with extractor over, dishwasher and the all important wine cooler. Whether breakfast or pre-dinner aperitifs, the central island provides the ideal place to entertain no matter the time. Tiled flooring, uPVC double glazed window, radiator, power points and opening to...

### **GARDEN ROOM 6.53m x 4.32m (21'5" x 14'2")**

With panoramic views of the rear garden this room provides another dimension to the home and the flexibility to utilise as you wish. Part brick with uPVC double glazed windows and glass roof with windows. Laminate flooring, wall lighting, radiator, TV / power points; double doors out to the rear garden...

### **CLOAKROOM / WC**

Elegantly decorated, suite comprises a low level WC and wash basin. Vinyl flooring and inset spotlighting.

### **INNER HALLWAY**

Giving access to the garage, the side of the home and internally to...

### **RECEPTION 5.38m x 4.58 (17'7" x 15'0")**

Alternative living room with views over the rear garden; wooden flooring, uPVC double glazed window, radiator, TV / power points. Large bi-folds open out to the rear garden. Elegant stairs with glass balustrade take you up to the...

### **FIRST FLOOR - LANDING**

Carpeted stairs up to the first floor and doors to 2 ensuite bedrooms. uPVC double glazed window and built-in cupboard gives storage with radiator.

### **BEDROOM 1 3.65m x 3.60m (11'11" x 11'9")**

Double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, TV / power points and a large over stair cupboard.

### **ENSUITE**

White suite comprises a vanity unit with inset basin, WC and enclosed cubicle with mains shower; vinyl flooring, opaque uPVC double glazed window and heated towel rail.

### **BEDROOM 2 3.66m x 5.26m < 3.66m (12'0" x 17'3" < 12'0")**

Double bedroom with front and side aspect; fitted carpet, uPVC double glazed window, radiator, TV / power points and opening into...

### **ENSUITE**

White comprises a vanity unit with inset basin, WC and enclosed cubicle with mains shower; vinyl flooring, extractor fan, heated towel rail and a light tunnel.

### **PRINCIPAL BEDROOM 5.60m x 3.69m (18'4" x 12'1")**

With its own dressing space and ensuite; fitted carpet, uPVC double glazed window, radiator, TV / power points and opening into... a dressing area and the...

### **ENSUITE**

Classic white suite comprises a pedestal basin, WC and enclosed double cubicle with mains shower; vinyl flooring, uPVC double glazed windows and heated towel rail.

### **BEDROOM 4 3.86m x 3.60m (12'7" x 11'9")**

Double bedroom overlooking the front of the home has fitted carpet, uPVC double glazed window. power points and opening to...

### **ENSUITE BATHROOM**

White suite comprises a pedestal basin, WC and bath with mixer tap; vinyl flooring, opaque uPVC double glazed window, extractor fan and heated towel rail.



GLEBE CLOSE, GUNTON, NR32 4NU

TOTAL FLOOR AREA : 2757 sq.ft. (256.1 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.

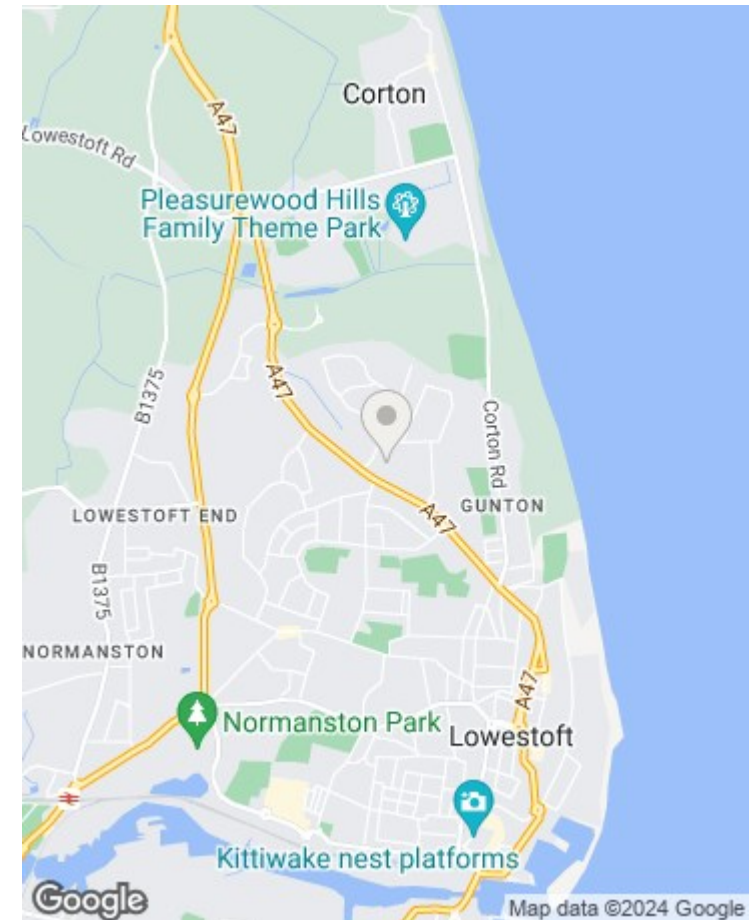
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## OUTSIDE

Attractive low maintenance frontage provides ample off road parking with pedestrian access to the extensive laid to lawn rear garden. Large patio area provides various seating areas with outside lighting, power points and water tap. Mature borders, Summer house and a wonderfully enclosed veggie garden all prepped for you to be self-sufficient.

## GARAGE 6.50m x 3.95m (21'3" x 12'11")

Extended and oversize single garage doubles up as the utility of the home; remote control roller door, light and power points. Wall and base units with inset sink and space / plumbing for your chosen appliances. Consumer unit and gas central heating / domestic hot water boiler with pressurised hot water cylinder in situ. Internal door into the hallway of the home.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND E

ENERGY PERFORMANCE RATING - B