



11 Vermeer Close, Gunton, Lowestoft, NR32 4NQ

Guide Price £400,000

Another property SOLD by Ange & Co!

- BETTER THAN NEW
- 4 BEDROOMS
- BRAND NEW GAS BOILER
- GUNTON
- OPEN-PLAN LIVING
- uPVC DOUBLE GLAZING
- NO CHAIN
- BRAND NEW KITCHEN & BATHROOMS
- LANDSCAPED GARDENS, DRIVEWAY & GARAGE



Council Tax Band: D



Popular area of GUNTON ideal for all of the FAMILY with a good range of amenities close by along with GOOD SCHOOLING, restaurants & the East Coast's finest beaches. Set just off the A12 making the commute to the towns of Lowestoft, Gorleston, & Great Yarmouth easily accessible.

ENTRANCE PORCH INTO HALLWAY

Welcome home... Luxury vinyl tile flooring, radiator, power points, under stair cupboard and stairs up to the first floor.

CLOAKROOM / WC

White suite comprises a pedestal sink and WC. Luxury vinyl tile flooring, opaque uPVC double glazed window and heated towel rail.

LOUNGE

4.87m x 3.65m (15'11" x 11'11")

Lovely size reception overlooks the rear garden and features luxury vinyl tile flooring, uPVC double glazed window, radiators, TV and power points; large opening into the...

KITCHEN / DINER / SNUG

8.73m x 3.36m (28'7" x 11'0")

Modern day living at its best... wall and base units with worktop and a breakfast bar. Inset sink / drainer and integral appliances include dishwasher, fridge/freezer, washing machine, oven with hob and extractor fan over. Space for all to sit at the dining table and room to entertain or perhaps snuggle up. Luxury vinyl tile flooring, uPVC double glazed window, radiators, TV and power points; bi-folds out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms and bathroom. Fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 1

4.40m x 2.63m (14'5" x 8'7")

Good size double bedroom overlooks the rear garden; fitted carpet, uPVC double glazed window, radiator, TV, power points and built-in wardrobes; door to the...

ENSUITE

White suite comprises a pedestal basin, WC and a enclosed shower cubicle. Luxury vinyl tile flooring with underfloor heating, opaque uPVC double glazed window and heated towel rail.

BEDROOM 2

3.32m x 3.06m (10'10" x 10'0")

Another good size bedroom also overlooking the rear garden; fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 3

3.41m x 2.51m (11'2" x 8'2")

With rear aspect this double bedroom has fitted carpet, uPVC double glazed window, radiator, TV and power points.

BEDROOM 4

2.95m x 1.83m (9'8" x 6'0")

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

BATHROOM

White suite comprises a vanity unit with inset sink, WC and a bath with mains shower and screen. Luxury vinyl tile flooring, opaque uPVC double glazed window and radiator.

OUTSIDE

Attractive laid frontage is part lawn and driveway. GARAGE 5.45m x 2.35m (17'10" x 7'8") with up and over vehicular door, uPVC double glazed window, light, power points, new consumer unit and the gas central heating / domestic hot water combination boiler in situ; personnel door out to the wonderfully enclosed laid to lawn rear garden with patio.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

EPC - RATING C

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



VERMEER CLOSE, GUNTON, LOWESTOFT

TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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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