

£440,000



Gunton Church Lane

Gunton, NR32 4LE

- Beautiful south facing rear garden
- Annex potential
- Gunton woods walks at the end of your road
- Excellently presented
- Viewing recommended
- Period features
- Victorian bay fronted family home
- Highly sought after area of Gunton
- Detached double garage and driveway
- Attractive corner plot

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Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance hall

Period stained glass front door opens into the entrance hall, exposed timber flooring, radiator, staircase to the first floor landing, doors open to the sitting room, dining room, kitchen/breakfast room & the under stairs storage cupboard.

Sitting room

16'4" x 12'5"

UPVC double glazed bay window to the front aspect, x2 radiators, exposed timber flooring and a feature fireplace for open fires.

Dining room

14'0" x 12'0"

UPVC double glazed sliding patio doors open to the rear garden, radiator, exposed stained timber flooring and a period fireplace for open fires.

Kitchen

14'0" x 8'5"

UPVC double glazed window to the rear aspect, deep butler sink with mixer tap, units above and below laminate worksurfaces, plumbing for washing machine, space for a double oven, built in extractor hood, Karndeian tile effect flooring, part tiled walls and an opening leading through to the breakfast room.

Breakfast Room

10'7" x 6'2"

UPVC double glazed window to the side aspect, space for a fridge freezer and an opening leads through to the lobby.

Lobby

Tiled flooring and doors open into the cloakroom and conservatory.

Cloakroom

UPVC double glazed obscure window to the side aspect, radiator, low level toilet, hand wash basin and tiled flooring.

Conservatory

18'9" x 11'6"

UPVC double glazed windows to the rear and side aspect, tiled flooring, electric underfloor heating, UPVC double glazed French doors open to the rear garden.

Utility room

6'3" x 4'0"

Laminate flooring, base unit & wall mounted units, plumbing available meaning this room would be perfect for either a utility room or en-suite. An opening leads through to bedroom 5.

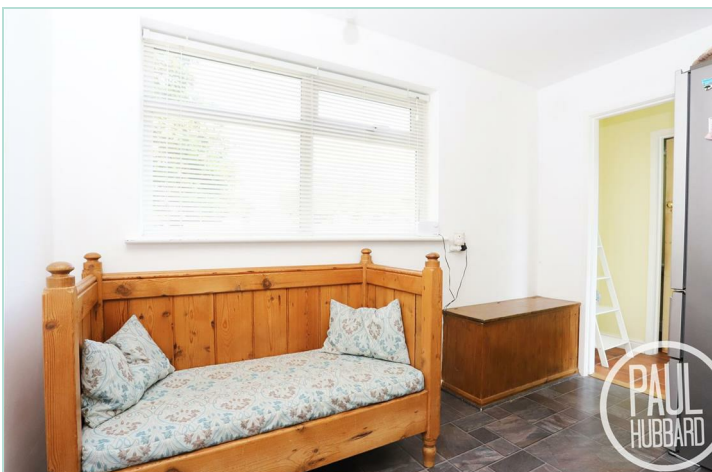
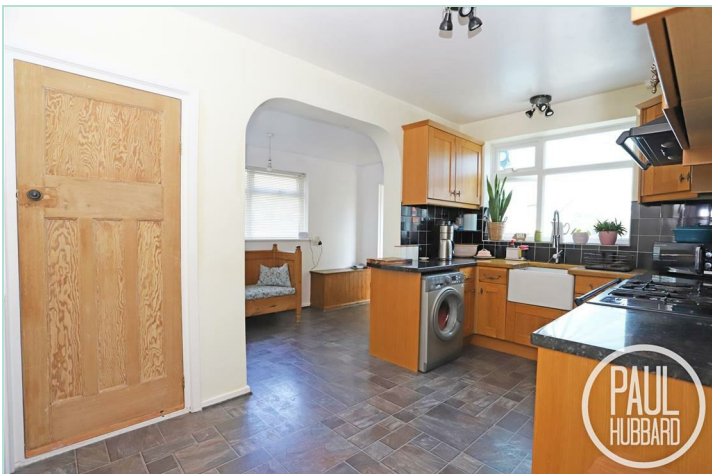
Bedroom 5/ study

13'1" x 8'2"

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect and carpet flooring.

Stairs leading to first floor landing

UPVC double glazed window to side aspect, carpet flooring, loft access and doors to bedrooms 1-4 & the family bathroom.





Bedroom 1

14'0" x 10'7"

UPVC double glazed window to the front aspect, radiator and carpet flooring.

Bedroom 2

14'0" x 10'7"

UPVC double glazed window to the rear aspect, radiator and carpet flooring.

Bedroom 3

10'7" max x 7'10" max

UPVC double glazed window to the front aspect, radiator and carpet flooring.

Bedroom 4

9'8" x 7'10"

UPVC double glazed window to the rear aspect, laminate flooring and a cupboard housing a modern gas combi boiler.



Bathroom

6'3" x 5'6"

UPVC double glazed obscure window to the side aspect, heated towel rail, radiator, modern white suite comprising of a panel bath with a mains fed shower above, toilet and a wash basin set in vanity unit.

Outside

To the front is a very attractive lawn garden with a variety of different beds filled with plants and flowers giving your home a colourful entrance. A large shingle, gated driveway, offers plenty of off-road parking and leads to the double garage. A path leads to the tiled storm porch entrance.

To the rear is a beautiful south facing lawn garden, again with well stocked flower beds. There is also a decked area to enjoy the all day sunshine. A rear door leads to the garden store.



Garage

12'5" x 11'10"

Double hinged timber doors, power light and staircase leading to:

2 sealed unit Velux double glazed windows, eaves storage space, power points & ceiling light. 12'5" x 11'10"

2 hinged timber entrance doors, personal door, power, fluorescent light and eaves storage space. 18'11" x 9'3"

Agent note

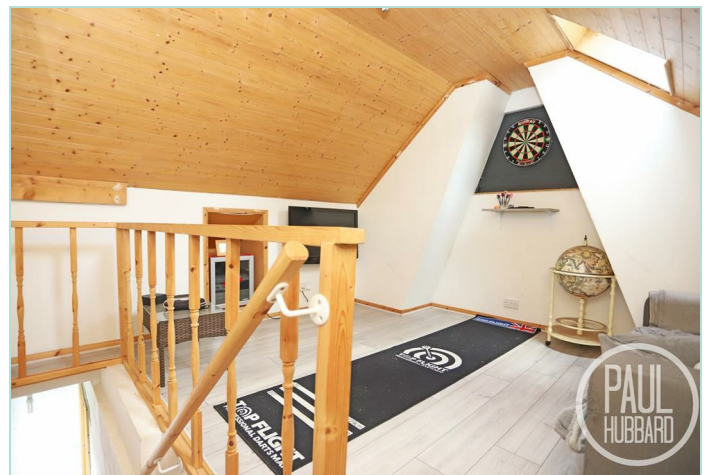
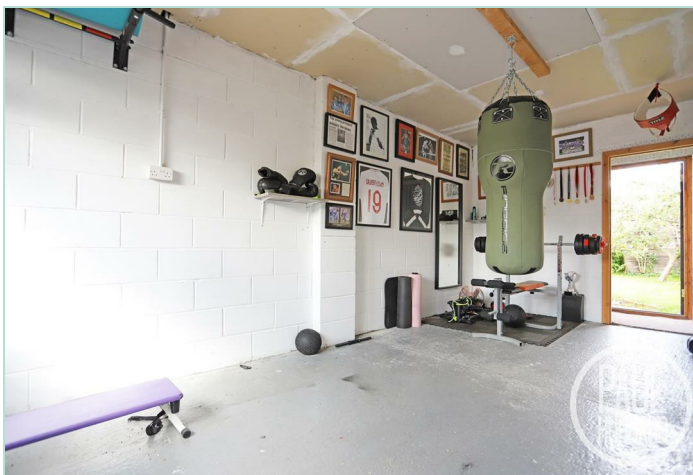
The garage could be used as an annexe subject to the necessary planning consents.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



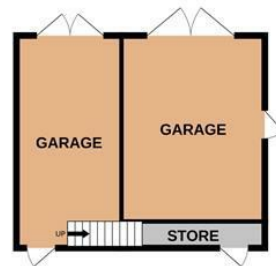




Tenure: Freehold
 Council Tax Band: D
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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