

£525,000
Offers In Excess Of



Clover Way

Gunton, NR32 4JS

- OFFERED CHAIN FREE
- SPACIOUS AND AIRY DETACHED BUNGALOW
- FULL REVOVATION AND EXTENSION
- POPULAR GUNTON LOCATION
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LARGE FITTED BATHROOM
- ENSUITE TO MASTER BEDROOM
- GENEROUS FITTED KITCHEN
- EXTERNAL KITCHEN/BBQ AREA
- SOUTH FACING REAR GARDEN





Location

This stunning newly renovated 4 bedroom detached bungalow is nestled in sought after Gunton, Lowestoft. 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

A spacious welcoming entrance hall with composite door to the side aspect, UPVC double glazed window to the front aspect, LVT Herringbone flooring throughout, loft hatch, x2 radiators, doors openings to bedrooms 1-4, the family bathroom, utility room, built in cupboard and sliding doors to the main living area.

Bedroom 1

5.99m x 3.95m max

A spacious master bedroom with UPVC double glazed windows to the front and side aspects, Invictus carpet flooring throughout, x2 radiators, doors opening to built in wardrobes and the en-suite.



En-suite

1.48m x 2.28m

A newly fitted suite with UPVC double glazed windows to the side aspect, LVT Herringbone flooring throughout, a heated towel rail, mains fed rainfall shower and a vanity unit with inset hand wash basin and toilet with hidden cistern.

Bedroom 2

2.92m x 2.57m

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

Bedroom 3

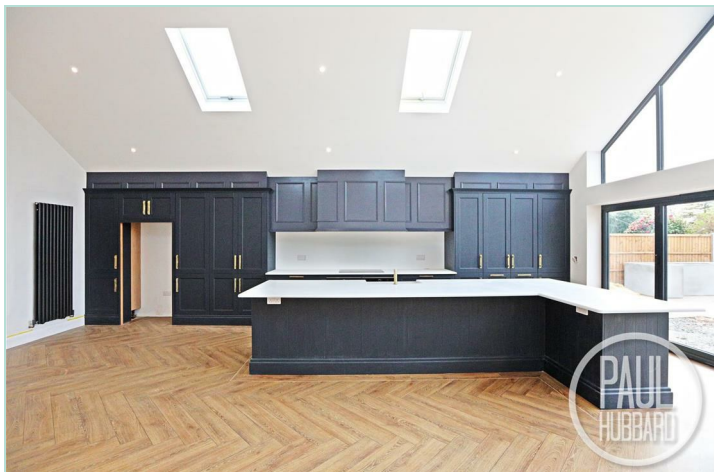
2.93m x 2.57m

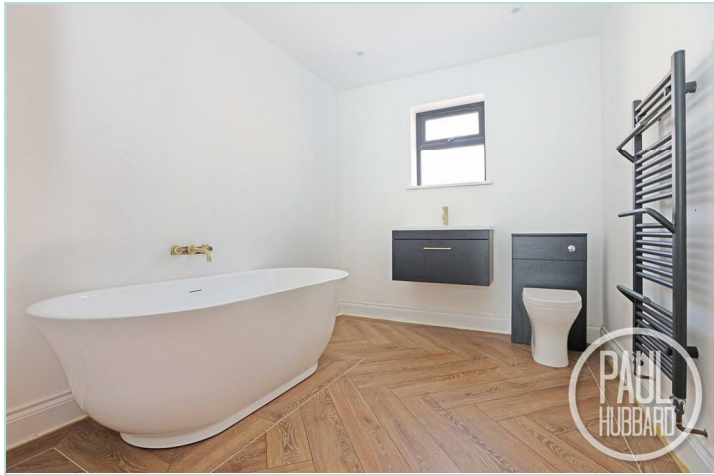
UPVC double glazed window to the side aspect, Invictus carpet flooring throughout and a radiator.

Bedroom 4/Study

1.98m x 2.57m

This room has the potential to be used as a 4th bedroom or separate study room, comprising of UPVC double glazed window to the side aspect, Invictus carpet flooring throughout and a radiator.





Utility Room

1.76m x 2.57m

UPVC double glazed door to the side aspect opening to side access, LVT Herringbone flooring throughout, a radiator, units above and below, solid material work surfaces, inset ceramic sink with drainer and a cupboard which has space for a washing machine and tumble dryer and pull out work surface.

Bathroom

2.38m x 2.95m

A newly fitted suite with UPVC double glazed window to the side aspect, LVT Herringbone flooring throughout, a heated towel rail, freestanding bath, vanity unit with inset hand wash basin and toilet with hidden cistern.



Main Living Area

8.58m x 8.00m

A new addition to the property, this rear extension is a stunning, spacious open plan layout, boasting ample natural light with bi-fold doors to the rear aspect and x4 Velux windows. Built in media wall, x2 horizontal radiators, exposed brick fireplace ready for a log burner to be fitted and LVT Herringbone flooring throughout.

Kitchen Area

A newly fitted kitchen with a vast selection of units above and below, solid material work surfaces, integral pantry, out cutlery draw, 5 ring ceramic hob, extractor fan, x2 integrated ovens and space for a double fridge/freezer. It also benefits from a central island with multiple base units, an integrated wine cooler, dishwasher, breakfast bar area and an inset ceramic sink.



Outside

To the front of the property a sizeable pebbled driveway with off road parking for multiple vehicles which leads up to the main entrance door and access to the rear.

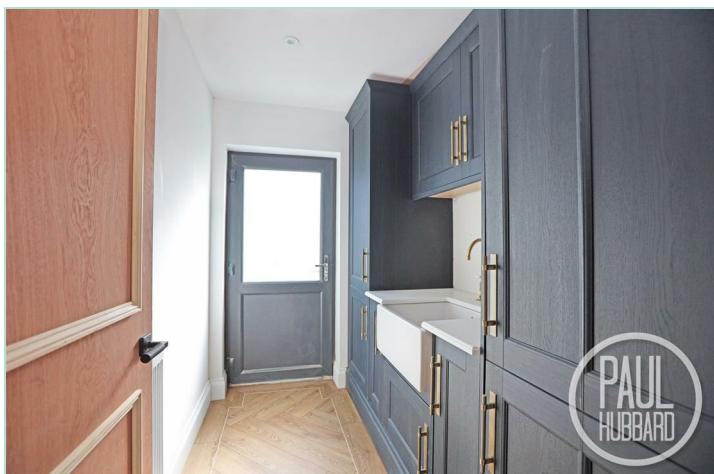
To the rear of the property a sizeable south facing laid lawn garden with ready to landscape type 1 area with decorative brick wall surround located just outside the bi-fold doors and concrete pad housing a built in concrete seating area with feature cast iron log burner.

Agent Note

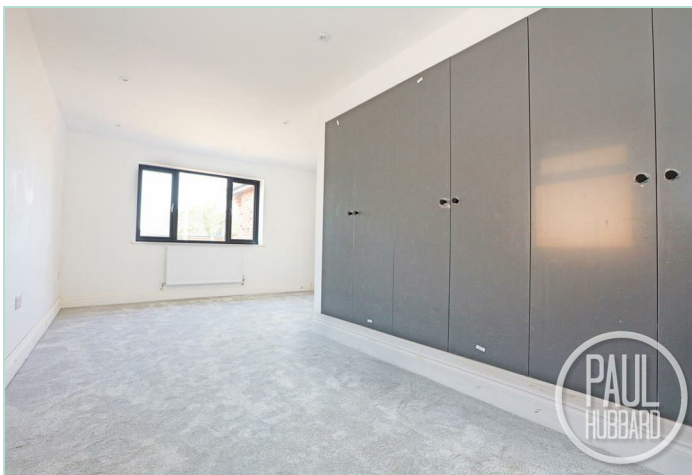
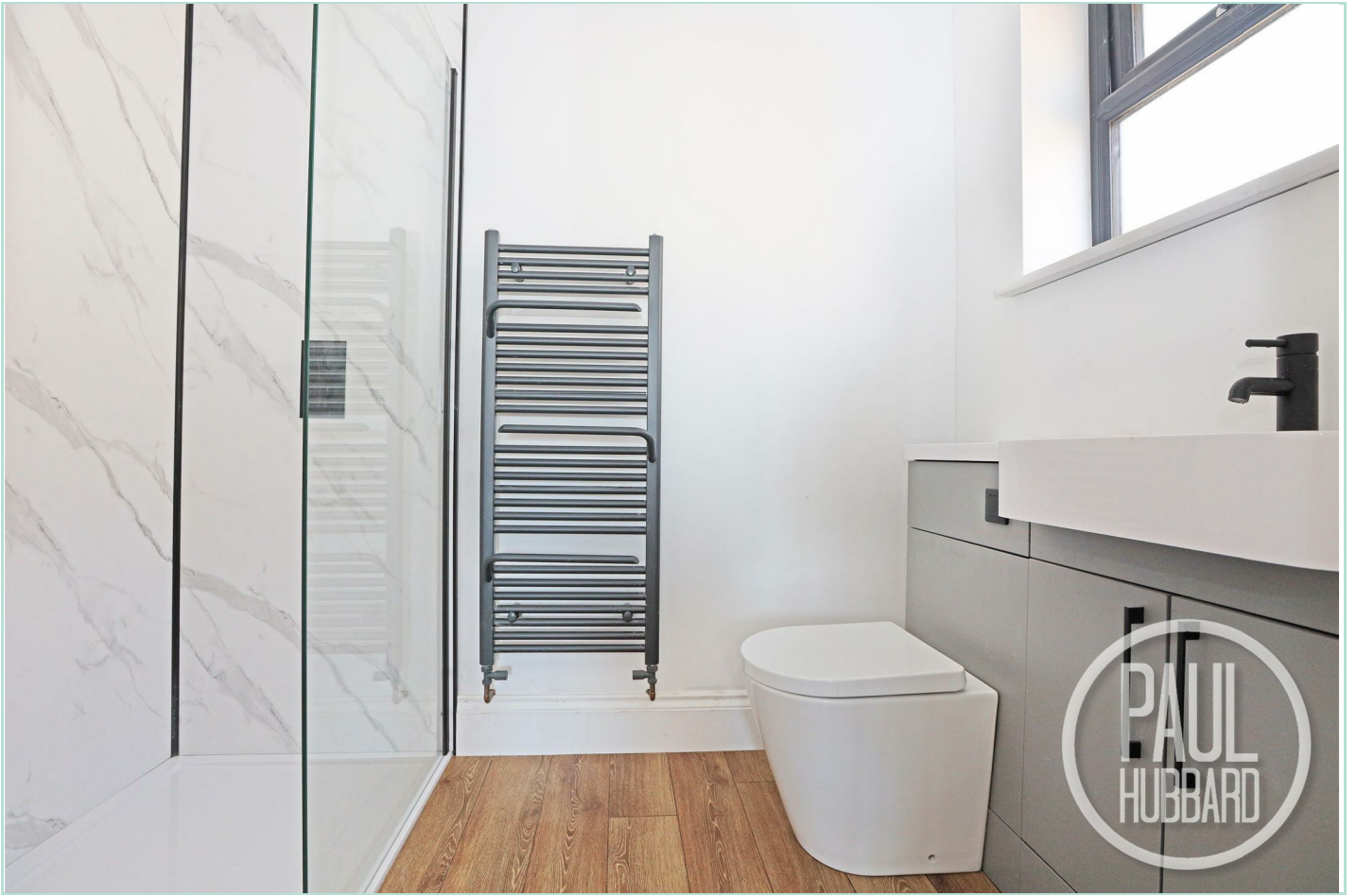
- MORE PHOTO'S COMING SOON!
- The property benefits from new K render to the front and sides

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.

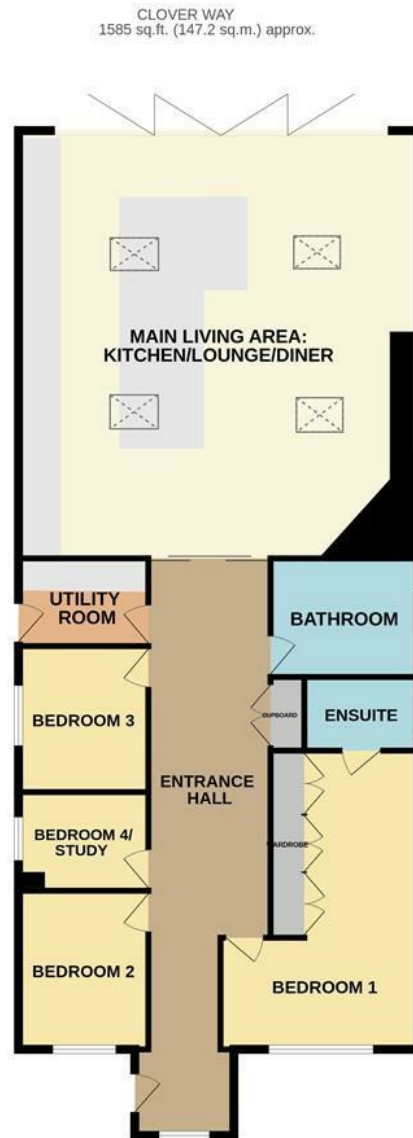






Tenure: Freehold
 Council Tax Band: D
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1585 sq.ft. (147.2 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements