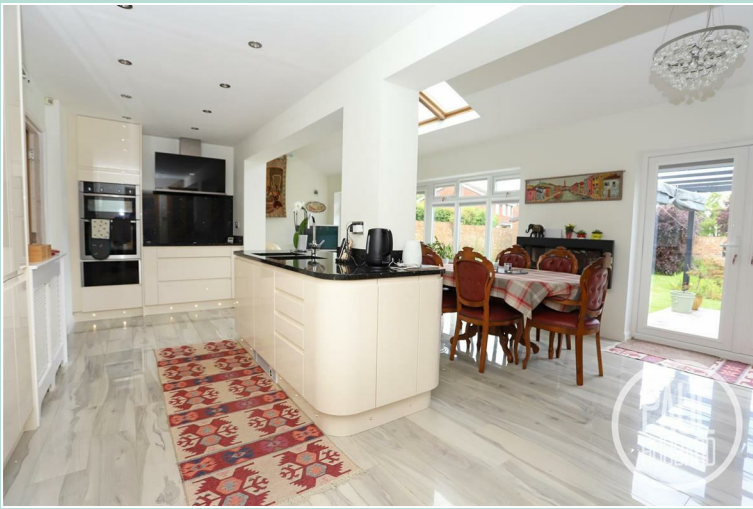


£625,000
Offers In Excess Of



Gunton Church Lane

Suffolk, NR32 4LG

- Gorgeous detached family home
- Set on extremely sought after road in Gunton with local walks and nature trails nearby
- Close proximity to local schools
- 4 double bedrooms
- Off road parking for multiple vehicles & 2 integrated garages
- Spacious open plan kitchen/ diner with NEFF appliances
- Conservatory with hot tub (included in the sale)
- Bifolding doors opening out to the garden
- Westerly oriented rear garden
- Ground floor utility, cloakroom & study

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**PAUL
HUBBARD**



Summary

This gorgeous detached family home is situated on an extremely sought-after road in Gunton. It offers local walks and nature trails right on its doorstep and is in close proximity to local schools. The property features four double bedrooms, off-road parking for multiple vehicles and a double garage. The spacious open-plan kitchen/diner opens to a westerly-oriented rear garden with bifolding doors and a hot tub jacuzzi is included in the sale. Additional amenities include a ground floor utility room, cloakroom and study. The home has been upgraded with a new boiler in January 2024. The landscaped garden provides a private and quiet location for relaxation or entertaining.

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.

Porch

Porcelain tile flooring, composite entrance to the front aspect, UPVC double glazed obscure windows to the front aspect, radiator, Velux window and a UPVC door opens into the entrance hall.

Entrance hall

Laminate flooring, radiator and doors opening to the sitting room & kitchen.

Sitting room

6.05 max x 3.5 max

Laminate flooring, radiator and x2 bifolding doors open to the study & kitchen/diner.

Study

3.15 x 2.34

Laminate flooring, UPVC double glazed window to the front aspect, radiator and x2 Velux windows.

Kitchen/ diner

9.29 max x 5.04 max

Italian porcelain tile flooring, UPVC double glazed windows to the rear aspect, x2 French doors opening to the rear garden, fitted blinds, x2 Velux windows, x2 radiators, down lights, units above & below, granite work surfaces, x2 undermount sinks with a mixer tap, double oven & warming oven, induction hob, touch screen colour changing extractor hood, granite splash back, ample cupboard space with floor to ceiling units, a feature island with further storage & worktop space, under cabinet lighting, fitted water softener, integrated fridge & freezer, electric fireplace and doors opening to the snug & utility room.

Snug

3.02 x 2.35

Engineered oak flooring, radiator and bifolding doors opening to the conservatory.





Conservatory

4.65 x 2.81

Italian porcelain tile flooring, UPVC double glazed windows, hot tub & waterproof TV included, fitted blinds, floor-integrated down lights and bifolding doors opening to the rear garden.

Utility room

3.03 max x 2.79 max

Wood flooring, UPVC double glazed window to the front aspect, down lights, heated towel rail, units above & below, laminate work surface, inset composite sink & drainer with mixer tap, space for a washing machine and doors opening to the cloakroom & garage.

Cloakroom

1.86 x 1.34

Tile flooring, UPVC double glazed obscure window to the side aspect, tiles walls, toilet and a pedestal wash basin with hot & cold taps.

Primary garage

6.27 x 3.25

The primary garage has potential for conversion into a living space if desired. It includes power, lighting, an up-and-over door, a UPVC double glazed window to the side aspect, an internal timber frame window to the side aspect and doors providing access to both the garden and the secondary garage.

Secondary garage

6.27 x 3.11

The secondary garage offers ample space for storage or parking. It features a newly installed wall-mounted gas boiler (January 2024), a fuse board and a storage cupboard with heating controls.



Stairs leading to the first floor landing

Fitted carpet, radiator, airing cupboard (housing the high pressure water cylinder) and doors opening to bedrooms 1 & 4, the lounge & the family bathroom.

Bedroom 1

4.82 x 3.63

Engineered oak flooring, UPVC double glazed window to the front aspect, radiator, down lights and built in wardrobes.

Bedroom 4

3.68 x 2.34

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



First floor lounge

6.23 max x 3.35 max

Laminate flooring, x2 UPVC double glazed windows to the front & side aspect, built in wardrobe & storage cupboard and an archway with loft access & leading through to bedrooms 2 & 3.

Bedroom 2

4.31 x 3.03

Hardwood varnished flooring, UPVC double glazed windows to the front aspect, radiator and down lights.

Bedroom 3

4.32 max x 3.07 max

Hardwood varnished flooring, UPVC double glazed windows to the rear aspect, radiator and down lights.







Bathroom

4.20 max x 2.40 max

Porcelain tile flooring, UPVC double glazed obscure window to the rear aspect, tiled walls, x2 automatic extractor fans, recessed storage cupboard, light up mirror, heated towel rail, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a mains fed shower with both hand held & rainfall heads, set into a cubicle enclosure.

Outside

The property features a brick weave driveway providing parking for multiple vehicles, a well-maintained laid lawn and mature trees and shrubs. There are two up-and-over garage doors, gated access to the rear and a door leading to a spacious timber storage area.

An extremely spacious shed runs from front to back, providing ample storage space and lighting & gated access is provided to the rear garden.

The west-facing rear garden includes a patio area with a metal frame pergola, a well-kept lawn bordered by plants, a timber storage shed, a spacious summerhouse and greenhouse. The entire area is fully enclosed by a brick wall surround, with gated access to the front.

Summerhouse

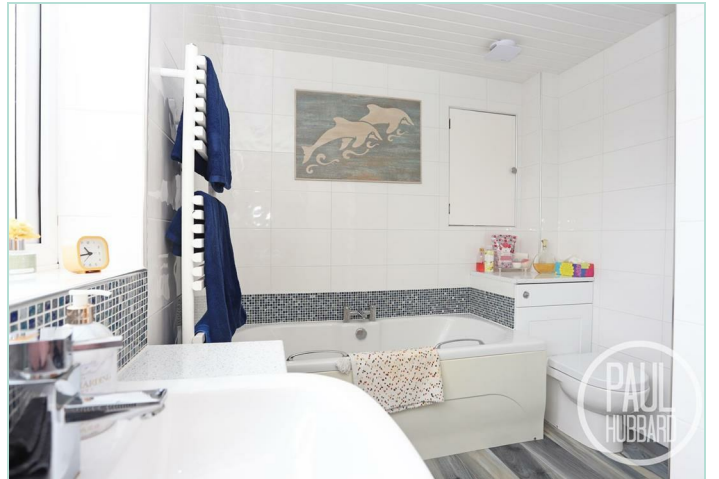
The 8 x 12 summerhouse is insulated, has electricity, and connects to WiFi, making it ideal for use as an office or relaxation space. It features two front windows and double French doors opening to the front.

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: E
 EPC Rating:
 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR
 1644 sq.ft. (152.8 sq.m.) approx.



1ST FLOOR
 974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2619 sq.ft. (243.3 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 are 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