

£575,000
Asking Price



Gunton Drive

Gunton, NR32 4QB

- Beautifully presented detached bungalow
- Situated in a desirable cul-de-sac in Gunton
- Four bedrooms, including two with en-suite shower rooms
- Spacious open-plan living area
- Separate and practical utility room
- Ample off-road parking for multiple vehicles
- Generous and private rear garden
- Immaculately finished throughout with stylish modern décor
- Gas central heating and underfloor heating
- Close to scenic local walking trails





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

Composite entrance door to the front aspect, LVT flooring, down lights, loft access (with a ladder, boarded & lighting), vertical radiator, built-in storage cupboard with double doors and doors opening to the bedrooms, bathroom & the open-plan living space.

Bedroom 1

5.94m x 3.79m

A spacious master suite featuring fitted carpet, x2 UPVC double glazed windows to the side aspect, built-in wardrobe with double doors, radiator, down lights and a door opens to the en-suite shower room.



Bedroom 1 En-suite Shower Room

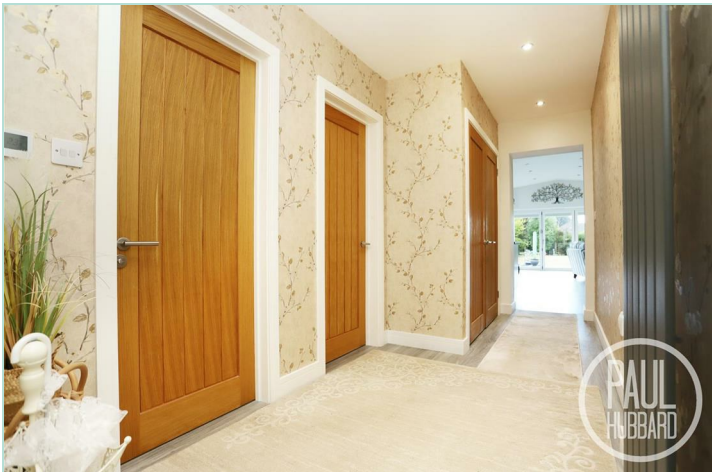
2.85m x 1.21m

Tile flooring, heated towel rail, down lights, toilet, pedestal wash basin with a mixer tap, LED touch mirror, a mains-fed shower set into a cubicle enclosure, extractor fan and tile splash backs.

Bedroom 2

3.62m x 3.36m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, down lights, built-in wardrobe with double doors and a door opens into the en-suite shower room.



Bedroom 2 En-suite Shower Room

3.59m x 0.77m

Tile flooring, heated towel rail, down lights, toilet, wash basin set into a vanity unit with a mixer tap, LED touch mirror, a mains-fed shower set into a cubicle enclosure, extractor fan and tile splash backs.



Bedroom 3

3.61m x 2.98m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and down lights.

Bedroom 4

3.03m x 2.86m

Fitted carpet, UPVC double glazed obscure window to the side aspect, down lights and a radiator.

Bathroom

3.54m x 2.41m

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, underfloor heating, down lights, toilet & wash basin with a mixer tap set into a vanity unit, LED touch mirror, a walk-in mains-fed shower set into a cubicle enclosure with a rainfall head, extractor fan, tile splash backs, a freestanding bath tub with a mixer tap and feature recessed shelving with LED lighting.

Open-Plan Living Space

7.51m x 5.26m

The extended open-plan living area forms the heart of the home, seamlessly combining the kitchen, dining and lounge spaces. Featuring LVT flooring, x4 Velux windows (with electric Velux blinds), underfloor heating, down lights, units above & below, LED under cabinet lighting, laminate gloss work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, central island with a laminate gloss work surface, a breakfast bar with space for stools, ceramic hob, stainless steel chimney extractor, integrated Bosch dishwasher & wine fridge, space for an American style fridge-freezer, built-in Bosch double oven, a door opens to the adjoining utility room and bifold doors (with fitted blinds) open to the garden.



Utility Room

3.10m x 2.16m

LVT flooring, underfloor heating, down lights, units above & below, laminate gloss work surfaces, wall panel splash back, inset composite sink & drainer with mixer tap, space for a washing machine and a door opens to the rear garden.







Outside

The property is approached via double gates opening onto an attractive paved frontage, providing ample off-road parking and framed by established shrubs. The frontage is enclosed by a brick wall and panel fencing, with a pathway leading to the main entrance, enhanced by a generous timber storm porch. Additional double gates provide access to the rear.

The rear garden is beautifully maintained and of an excellent size, offering a wonderful blend of landscaped features and outdoor living space. A spacious patio provides the perfect setting for entertaining, with steps leading down to a neatly laid lawn bordered by mature trees, well-stocked beds, raised planters, and a charming fish pond. The garden is fully enclosed by brick wall and panel fencing, ensuring both privacy and security, and further benefits from outdoor taps, power sockets, and feature colour-changing lighting.

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	73	79
(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	



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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