

£350,000
Offers In Excess Of



Clover Way

Lowestoft, NR32 4JS

- Detached chalet bungalow
- 4 Separate bedrooms
- Sought after Gunton
- Ample off road parking
- Sizeable rear garden
- Spacious open plan lounge/diner
- Bathroom and shower room
- Extension potential (stp)
- Kitchen/Breakfast room
- Garage with light and power





Location

This 4 bedroom detached chalet 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

UPVC double glazed window to the side aspect with the entrance door, carpet flooring throughout, radiator, stairs leading to the first floor landing and doors opening to a built in storage cupboard, shower room, lounge/diner, kitchen/breakfast room and bedroom 2 and 3.



Bedroom 2

12'5" x 10'9" max

UPVC double glazed windows to the front and side aspects, carpet flooring throughout, radiator and doors opening to a built in wardrobe.

Kitchen/Breakfast Room

15'8" x 9'6" max

UPVC double glazed windows to the front and side aspects with door opening to a pathway to the garden, tile flooring throughout, part tile walls, radiator, units above and below, laminate work surfaces, wall mounted gas boiler, stainless steel sink with drainer, extractor fan, 4 ring gas hob, integrated oven and space for appliances including a fridge/freezer, washing machine and dishwasher.



Shower Room

7'10" x 4'11"

UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, radiator, toilet, pedestal hand wash basin and a walk in mains shower.

Lounge/Diner

22'11" x 11'5" max

UPVC double glazed windows to the side and rear aspects with sliding door opening to the garden, carpet flooring throughout and x2 radiators.



Bedroom 3

11'5" x 8'10" max

Currently being used as an office space but has the potential to be used as an additional bedroom, comprising of a UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and doors opening to bedroom 1, 4 and the family bathroom.

Bathroom

8'2" x 6'10"

Velux window to the side aspect, vinyl flooring throughout, part tile walls, radiator, toilet, pedestal hand wash basin, bath with electric shower above and doors opening to eaves storage and a built in cupboard.

Bedroom 1

16'8" max x 16'0"

A spacious master bedroom with UPVC double glazed windows to the side and rear aspects, carpet flooring throughout, radiator and doors opening to a built in wardrobe.



Bedroom 4

8'2" x 6'6"

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

Outside

Garage 5.1m x 2.5m

Timber doors and window to the side aspect, light and power inside.



To the front of the property a concrete driveway with off road parking for multiple vehicles which leads up to a laid lawn garden within a level brick wall surround, the main entrance door, x2 timber gates opening to the rear garden and the garage.

To the rear of the property a bonded resin seating area leads up to a sizeable, fully enclosed laid lawn garden with decorative flower bed borders, a timber garden shed, greenhouse and access to the garage.

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.





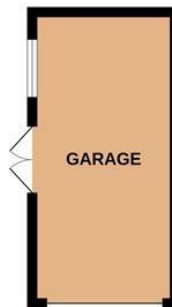


Tenure: Freehold
 Council Tax Band: D
 EPC Rating: C70
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

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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