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£497,500



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15 Gunton Church Lane Lowestoft, NR32 4LE

- OVER 2,400 SQ FT OF LUXURY
- TWO STUNNING RECEPTION ROOMS
- GARDEN ROOM
- SOUGHT AFTER LOCATION
- AIR CONDITIONING
- FOUR DOUBLE BEDROOMS
- MODERN CONTEMPORARY KITCHEN
- LARGE ATTACHED GARAGE
- PRESENTED LIKE A SHOWHOME
- SPACIOUS CORNER LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern part-glazed front door into your light and bright Entrance Hall. Extra light is beamed through a uPVC sealed unit double glazed window, there's LVT laid to floor and your carpeted staircase leads up to all first floor rooms. A handy cupboard is located under your stairs, there's a radiator and doors lead off to your Lounge, Kitchen Sitting/Dining Room and ...

Study 5' 9" x 4' 9" (1.75m x 1.44m)

This small room is ideal for storage or even an area to use as a Study. There's a uPVC sealed unit double glazed window, LVT flooring and radiator.

Lounge 30' 5" x 17' 6" (9.28m x 5.34m) narrowing to 2.54m 'L' shaped

What a stunning Living Room, over 30ft long, light and bright and decorated in a modern contemporary style. A large uPVC sealed unit double glazed window to front aspect and two 'letterbox' style windows are located high up allowing an abundance of natural daylight in. An air conditioning unit has been installed to maintain the temperature in those hot summer days. At the 'L' part of the room, french doors lead out to your rear Garden. LVT is laid to floor, there are three radiators. A further door leads you in to your ...

Rear Lobby

This is a link between your Cloakroom WC and Kitchen. There's a storage cupboard, tiled floor, a radiator and your gazed back door leads you out to your Verandah to rear.

Cloakroom WC 6' 7" x 4' 7" (2.00m x 1.40m)

Essential for the growing family is the Downstairs Loo! This isn't just a downstairs loo, it is a luxurious Cloakroom with a vanity wash hand basin and low level WC, heated towel rail and opaque uPVC sealed unit double glazed window.

Kitchen Breakfast Room 22' 5" x 9' 4" (6.83m x 2.85m)

Modern, contemporary, stylish and chic. A range of base and wall units have been fitted to three walls complete with high gloss white doors and drawers with a sparkly black roll edge worktop over. Integrated appliances include a fridge freezer, super range cooker and ample space is provided for your dishwasher and automatic washing machine. A polycarbonate one-and-a-half bowl sink and drainer with multi function mixer tap is located under your uPVC sealed unit double glazed window with beautiful views over your rear lawn. A chrome heated towel rail and tiled floor are featured, while at the far end an opening leads out to your Garden Room and a door to the Sitting / Dining Room.

Garden Room 14' 0" x 6' 5" (4.27m x 1.95m)

Located adjacent to your Kitchen, the Garden room is a wonderful place to sit and relax with stunning views over your rear Garden through the large uPVC sealed unit double glazed window while french doors lead outside.

Sitting Room / Dining Room 15' 11" x 11' 11" (4.85m x 3.62m)

Utilise this Reception room any way you wish, TV Room, Snug, Dining Room, Play Room or an extra Lounge... this room is perfect. Located to the front with two uPVC sealed unit double glazed windows, LVT flooring and radiator.

FIRST FLOOR

Landing

At the top of the carpeted staircase your 'Gallery' style Landing features a stunning wood and chrome banister, fitted carpet, radiator and uPVC sealed unit double glazed window.

There's a cupboard and doors lead off to all Bedrooms and Bathroom.

Master Bedroom 16' 9" x 15' 1" (5.11m x 4.60m) max

Located to the rear of the property, your Ensuite Master features two uPVC sealed unit double glazed windows, a sumptuous carpet underfoot, radiator and air conditioning to keep you cool in those hot summer months. There's also a fitted wardrobe and a door leads you in to your ...

Ensuite 7' 7" x 5' 4" (2.32m x 1.63m)

The best place to visit first thing in the morning and last thing at night is your very own Ensuite. A suite comprising of a beautifully tiled corner shower cubicle, pedestal sink and low level WC. There's an opaque uPVC sealed unit double glazed window, chrome heated towel rail and vinyl laid to floor.

Bedroom 2 17' 5" x 13' 3" (5.32m x 4.03m)

Another large Bedroom with two uPVC sealed unit double glazed windows, fitted carpet, radiator and built in wardrobe.

Bedroom 3 12' 0" x 11' 11" (3.67m x 3.62m)

Another good size Bedroom with a uPVC sealed unit double glazed window, fitted carpet, radiator and built in wardrobe.

Bedroom 4 9' 1" x 13' 2" (2.76m x 4.01m) max

The smallest of the three is still a double and features a uPVC sealed unit double glazed window to rear garden views, fitted carpet, radiator and built in wardrobe.

Family Bathroom 8' 9" x 5' 6" (2.66m x 1.67m)

Your Bathroom features a modern contemporary suite comprising of a panel bath with shower and screen over, vanity sink and low level WC. An opaque uPVC sealed unit double glazed window allows an abundance of natural daylight through and the vinyl flooring and chrome heated towel rail finish of the chic look.

OUTSIDE

Garage 18' 8" x 14' 9" (5.70m x 4.50m) narrowing to 3.50m

This larger style Garage is attached to the house and features a roller door to front, window to rear, power and light. There's also a personal door from your Kitchen.

Front Garden and Driveway

Located on the corner of Priors Close and Gunton Church Lane, you benefit from a much larger than average 'wrap around' plot. A small wall allows privacy and two driveway entrances allow for ample parking for several vehicles. Mature and exotic shrubs and trees add to the curb appeal to this beautiful property.

Rear garden

Enclosed by fence and wall to all sides, your rear Garden is mainly laid to an extremely well manicured lawn, there are maintenance free borders with a some landscaping of shrubs and trees. There are several timber decked seating areas, one of which runs nearly the whole width of the house incorporating a covered verandah area, perfect for sitting out no matter what the weather, plus a patio for a bit of alfresco dining.

Council Tax

East Suffolk Band F

SUMMARY

If you are looking for a beautiful executive style property with plenty of living space for all the family, then look no further. Located in a beautiful part of North Lowestoft, in a semi rural lane, come take a look. To view call us on the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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A STUNNING EXECUTIVE STYLE DETACHED RESIDENCE - OVER 2,400 SQ FT OF LUXURY

We are extremely proud to be assisting with the sale of this four Bedroom detached property located on one of the most sought after roads in Lowestoft. The property boasts a two reception Rooms, one being the Lounge, the other a Sitting / Dining Room, beautiful contemporary Kitchen with Garden Room and Cloakroom WC on the ground floor, while upstairs four double bedrooms, one of which is Ensuite. All this and presented like a showhome with the creature comforts of gas central heating, double glazing and located on a spacious corner plot with wonderful Garden and large Driveway.

AIR CONDITIONING | MODERN CONTEMPORARY STYLING THROUGHOUT

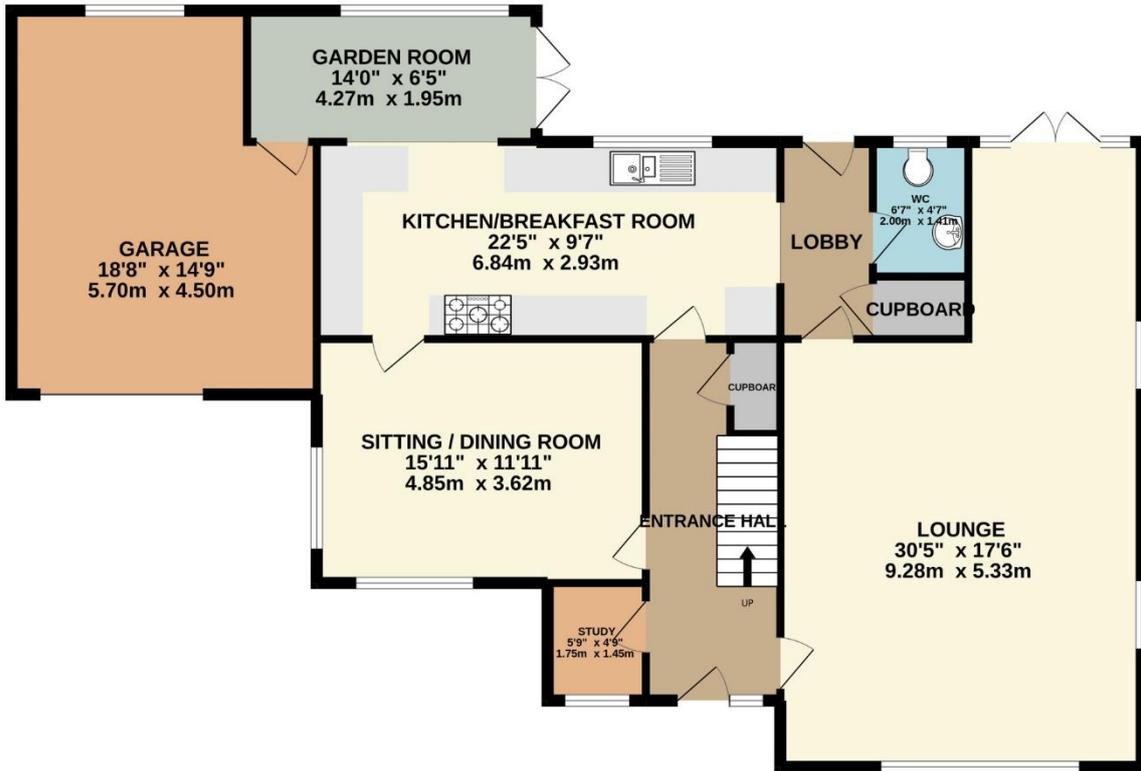
LOCATION AND AMENITIES

Gunton Church lane is a very sought after neighbourhood in the parish of Gunton St Peter set just to the north part Lowestoft. Excellently located for a number of amenities including good schools, convenience stores and only half a mile from the town centre of Lowestoft with all its hustle and bustle and major High Street shops. Lowestoft stunning sandy beach, the beautiful Gunton Woods and East Anglias' reliable public transport network is right on your doorstep and being on the A47 gives excellent roads to Great Yarmouth and Norwich. Oulton Broad is only a couple of miles away and is the gateway to the stunning Norfolk Broads. An excellent social centre with superb restaurants, pubs and train link to London in just over two hours.

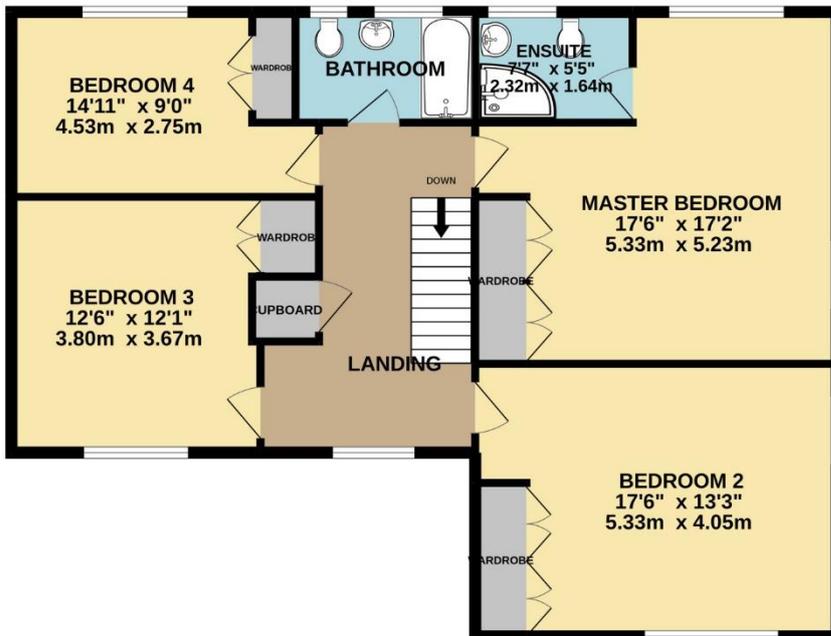
Contact: Steve Newsham | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



15 GUNTON CHURCH LANE, LOWESTOFT

TOTAL FLOOR AREA : 2437 sq.ft. (226.4 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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