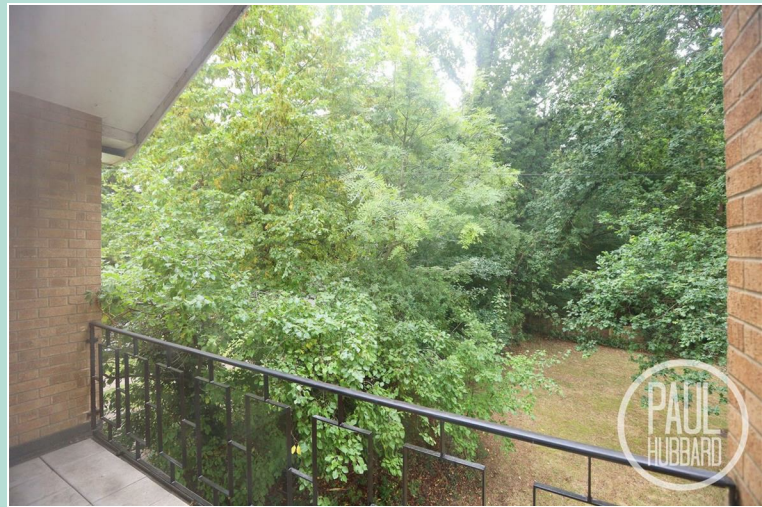


£450,000  
Offers In Excess Of



## Gunton Avenue

Lowestoft, NR32 5DA

- Chain free detached house
- 3/4 spacious bedrooms
- Double garage with ample off road parking
- Generous rear garden backing onto trees for privacy
- Terrace and balcony with elevated views
- Mix of newly decorated rooms and areas needing renovation
- Ground floor cloakroom/WC
- Master bedroom with en-suite
- Separate kitchen and utility room
- Close to local shops and everyday amenities







### 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 porch

3.84m x 1.06m

X3 UPVC double glazed obscure windows and a door to the front aspect, tile flooring throughout and a door opening to the hallway.

### Hallway

Tile flooring throughout, a radiator, doors opening to the study, cloakroom, storage cupboard and an opening into the dining room.

### Bedroom 4/ Study

3.34m x 2.11m

UPVC double glazed windows to the front and side aspects, carpet flooring throughout and a radiator.



### Dining room

4.11m x 4.92m

Tile flooring throughout, a radiator, french doors to the rear aspect and X2 staircases leading to the sitting room and a door opening to the kitchen.

### Sitting room

6.19m x 3.95m

UPVC double glazed windows to the rear, side and front aspects, original wood flooring throughout, multi fuel burner, stairs leading to the first floor landing and French doors opening to the sun terrace.



### Kitchen

6.02m x 2.42m

UPVC double glazed window to the side aspect, internal window to the front, paved flooring throughout, part tiled walls, base unit, stainless steel sink with drainer, a radiator and doors opening to the utility room and to the rear garden.



### Utility room

2.40m x 1.96m

X2 UPVC double glazed windows to the rear aspect, tiled flooring throughout, part tiled walls, base units, stainless steel sink with drainer and space for a washing machine.

### Stairs leading to the first floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch and doors opening to the bathroom, airing cupboard and bedrooms 1-3.



### Bedroom 1

4,11m x 3.00m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator, an internal opening to the side aspect and a door opening to the en-suite.

### En-suite

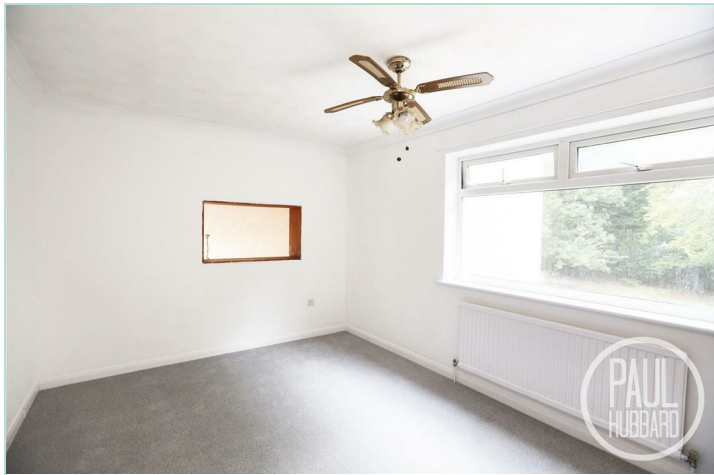
2.06m x 1.76m

UPVC double glazed obscure window to the rear aspect, tiled flooring throughout, tiled walls, pedestal wash basin, toilet, jacuzzi bath with overhead shower and a radiator.

### Bedroom 2

4.57m x 2.12m

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



### Bedroom 3

3.42m x 2.42m

UPVC double glazed window to the front and side aspect, carpet flooring throughout, a radiator, built in wardrobe and a door opening onto the balcony.

### Bathroom

2.20m x 2.05m

UPVC double glazed obscure window to the side aspect, tiled flooring throughout, tiled walls, pedestal wash basin, toilet, shower with overhead shower and a radiator.











## Outside

To the front, the property enjoys a neatly laid lawn with a fence surround, complemented by established trees, plants, and shrubs for greenery and privacy. A generous driveway provides off-road parking for multiple vehicles, secured with gated access. From here, steps lead up to a sun terrace and the main entrance door, creating an inviting focal point. The front also offers direct access to the double garage, outdoor sockets for convenience, and access through to the rear garden.



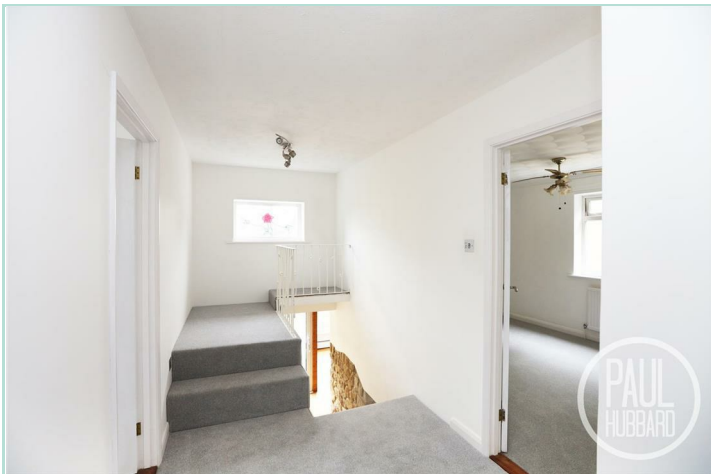
To the rear a private and not overlooked garden featuring a spacious paved area perfect for outdoor entertaining, a large, well-maintained lawn, and a variety of mature trees, plants, and shrubs. The garden also benefits from double side access to the front of the property, providing convenience and versatility.

## Garage

Double 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.













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

| 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<br>2002/91/EC |



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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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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