

£375,000
Offers In Excess Of

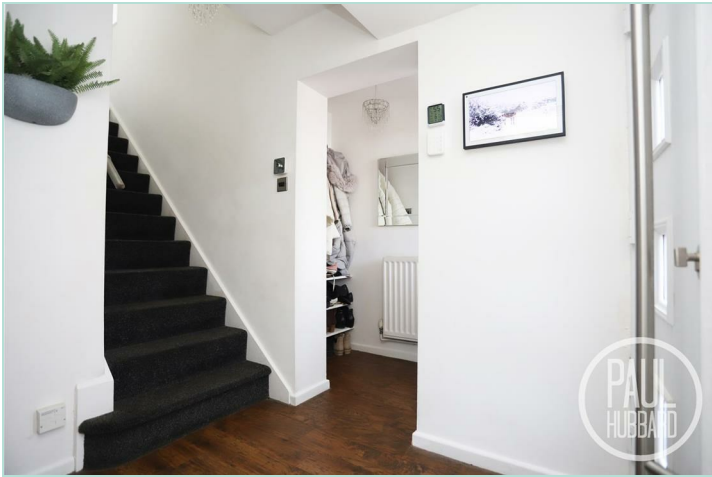


Lawrence Drive

Gunton, NR32 4LL

- Chain free detached family home
- Well presented throughout
- 5 separate bedrooms
- Optional 5th bedroom or home office
- Gas central heating with Worcester combi boiler
- South facing rear garden
- 3 reception rooms
- Off road parking for multiple vehicles
- In sought after Gunton location
- Conveniently close to local waking routes & 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 breathtaking 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.



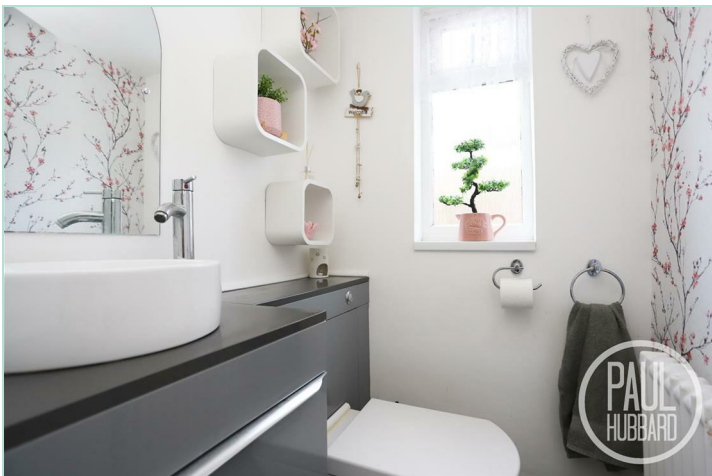
Entrance Hall

Wood flooring, composite entrance door to the front aspect, an opening leads through to the boot room, stairs lead up to the first floor landing and doors open to the cloakroom & sitting room.

Boot Room

2.08m x 0.86m

A convenient storage space for coats and shoes, seamlessly connected to the entrance hall. It features elegant wood flooring and a UPVC double-glazed obscure window at the front, allowing for natural light while maintaining privacy.



Cloakroom

1.33m x 1.24m

Laminate flooring, UPVC double glazed obscure window to the side aspect, radiator and a toilet & wash basin set into a vanity unit with a mixer tap.

Sitting Room

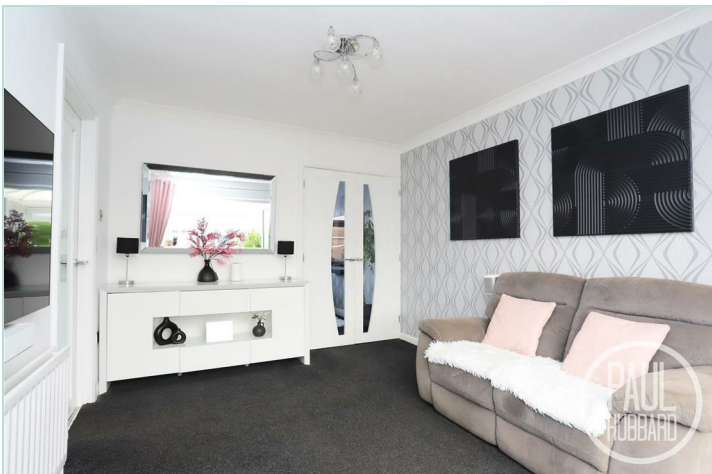
4.81m x 3.31m

Fitted carpet, UPVC double glazed window to the front aspect, radiator and double doors open into the dining room.

Dining Room

3.40m x 2.99m

Fitted carpet, radiator, bifold doors open into the conservatory and a door opens into the kitchen.



Conservatory

3.29m x 2.88m

Fitted carpet, UPVC double glazed windows, electric fireplace and UPVC French doors open to the rear garden.



Kitchen

3.40m x 2.70m

Laminate flooring, UPVC double glazed window to the rear aspect, built-in storage cupboard, units above & below, laminate work surfaces, built-in ceramic hob & a double oven, space for a fridge and an opening leads through to the pantry & utility room.

Pantry

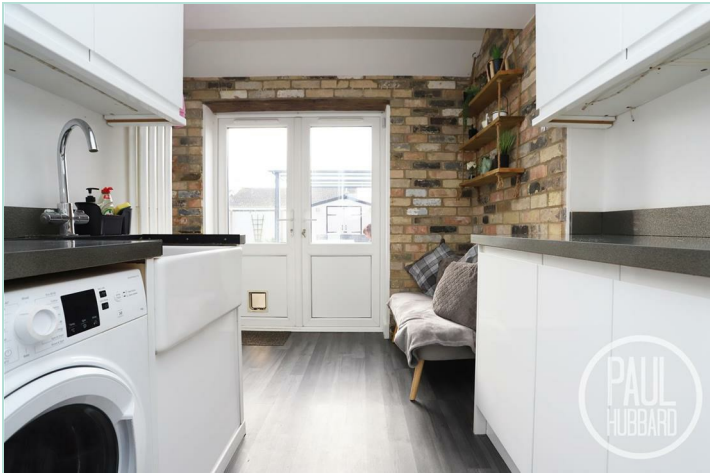
2.99m x 0.86m

Laminate flooring, built-in shelving & storage, down lights and an opening leads through to the utility room.

Utility Room

2.64m x 2.03m

Laminate flooring, units above & below, ceramic butler sink, laminate work surfaces, space for a washing machine, UPVC French doors open to the rear garden and a door opens into bedroom 5/ home office.



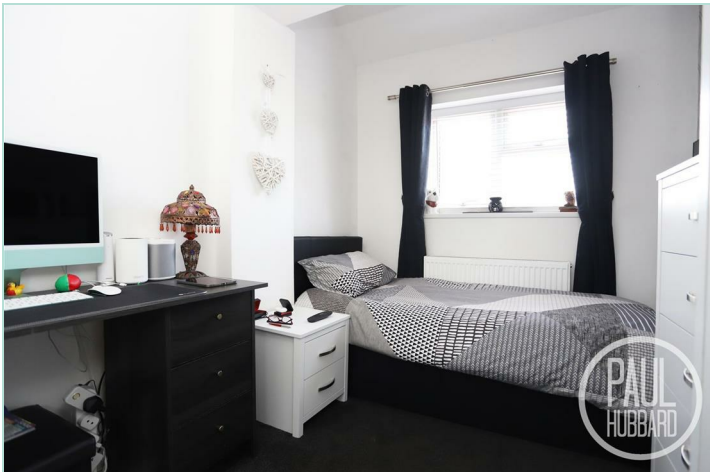
Bedroom 5/ Home Office

3.14m x 2.23m

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

Stairs leading to the First Floor Landing

Fitted carpet, radiator, UPVC double glazed obscure window to the rear aspect, loft access, airing cupboard (housing the gas combi boiler) and doors opening to bedrooms 1-4 & the shower room.



Bedroom 1

3.51m x 2.76m

Fitted carpet, UPVC double glazed window to the rear aspect, x2 built-in wardrobes and a radiator.

Bedroom 2

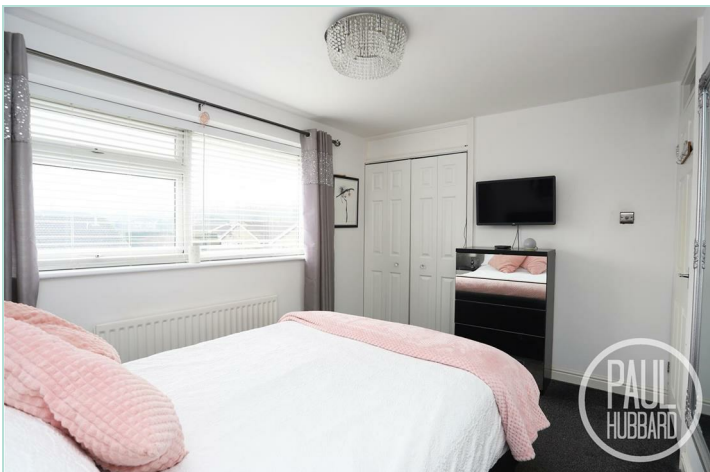
3.32m x 3.16m

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

Bedroom 3

4.00m x 2.57m

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



Bedroom 4

3.06m x 2.18m

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





Shower Room

2.32m x 1.54m

Laminate flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, down lights, extractor fan, suite comprises a toilet & wash basin set into a vanity unit with a mixer tap a a shower with both hand-held & rain-fall heads set into a large cubicle enclosure.

Outside

The property benefits from a well-maintained outdoor space, featuring a laid lawn and a raised decking area with recessed lighting, ideal for outdoor relaxation. Outdoor sockets provide added convenience, while a brick weave driveway offers off-road parking for multiple vehicles, leading up to the main entrance. A panel fence neatly separates a storage area from the bin store, ensuring a tidy appearance. Additional outdoor lighting enhances the space.

The south-facing rear garden is beautifully maintained, featuring a lush lawn, fully stocked borders, and a large decking area with a fitted pergola, perfect for outdoor dining. A summer house, complete with fitted carpet, provides a cosy retreat, while a spacious shed/workshop offers ample storage. The garden also benefits from outdoor lighting, sockets, and a tap, and is not overlooked, ensuring privacy.



Shed/Workshop

(4.8m x 2.25m)

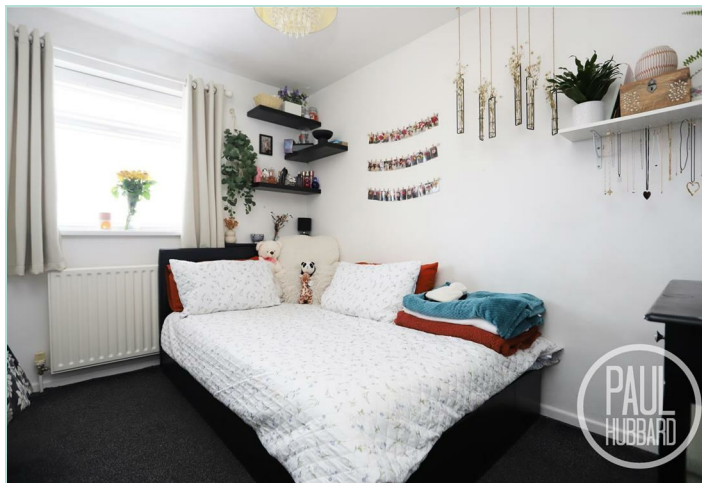
A versatile space with double doors and x3 windows, allowing plenty of natural light. Equipped with power and lighting, it serves as an excellent workshop or storage space, with room for additional appliances such as a tumble dryer.

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: C
 EPC Rating: C TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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
 770 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
 525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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