

300 Yarmouth Road

Gunton, Suffolk, NR32 4AD

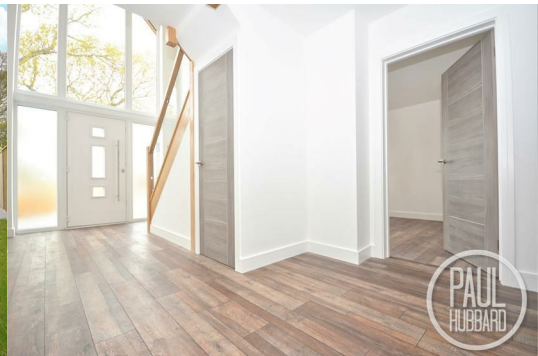
Asking Price £475,000

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**SOUGHT AFTER GUNTON LOCATION ** This grand family home comes offered CHAIN FREE! Boasting 4 double bedrooms, three bathrooms and open plan living!







LOCATION
This stunning individually designed 4 bedroomed detached chalet style residence is located in the highly desirable location of Gunton. Located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

ENTRANCE HALL
A grand, spacious entrance hall with composite entrance door and feature windows to front aspect, wood effect LVT flooring, thermostat control for underfloor heating, stairs to first floor landing, doors opening to under stairs storage cupboard, main living area, utility room and bedrooms 3-4.

LIVING AREA

LOUNGE/DINER 21'8" x 20'8" (6.6 x 6.3)
x2 UPVC double glazed windows to rear and side aspects with bifold doors to front aspect opening to the garden, wood effect LVT flooring, spotlights, an open space leading to the kitchen

KITCHEN
UPVC double glazed window to front aspect, wood effect LVT flooring, spotlights, a newly fitted kitchen with a selection of full and base units, composite sink with drainer, x2 integrated ovens, fridge/freezer, pull out pantry and dishwasher. Central island with feature oak work surface, 4 ring induction hob, inset extractor fan and overhead lights.

UTILITY ROOM 7'7" x 5'7" (2.3 x 1.7)
Composite door to rear aspect, wood effect LVT flooring, spotlights, full length unit with work surface and space below for appliances including a washing machine and tumble dryer. Composite sink, door opening to WC.

WC 5'7" x 4'7" (1.7 x 1.4)
UPVC double glazed window to rear aspect, wood effect LVT flooring, spotlights, vanity unit with inset was basin and toilet with hidden cistern, door opening to airing cupboard housing heating and hot water system along with CCTV system.

BEDROOM 3 13'9" x 9'10" (4.2 x 3.0)
UPVC double glazed window to rear aspect, wood effect LVT flooring, spotlights, opening to dressing/study room.

DRESSING ROOM 8'6" x 5'3" (2.6 x 1.6)
Wood effect LVT flooring, spotlights, opening to en-suite shower room.

ENSUITE 8'6" x 3'11" (2.6 x 1.2)
Wood effect LVT flooring, spotlights, mains fed shower behind a glass screen, vanity unit with inset wash basin, toilet.

BEDROOM 4 11'2" x 10'6" (3.4 x 3.2)
UPVC double glazed window to front aspect, wood effect LVT flooring, spotlights.

STAIRS LEADING TO FIRST FLOOR LANDING
Carpet flooring, viewing platform to entrance hall to front aspect, spotlights, doors opening to bathroom and bedrooms 1-2.

BATHROOM 10'2" x 6'3" (3.1 x 1.9)
Velux window to rear aspect, wood effect LVT flooring, heated towel rail, toilet, spotlights, vanity unit with inset wash basin, p-shape bath with mains fed rainfall shower above and handheld attachment.

BEDROOM 1 21'4" x 14'5" (6.5 x 4.4)
UPVC double glazed dormer window to front aspect, Velux window to rear aspect, spotlights, carpet flooring, radiator, door opening to en-suite.

ENSUITE 7'7" x 6'7" (2.3 x 2.0)
Velux window to rear aspect, wood effect LVT flooring, heated towel rail, toilet, spotlights, vanity unit with inset wash basin and toilet with hidden cistern, mains fed rainfall shower above and handheld attachment behind a glass screen, hatch opening to eaves storage.

BEDROOM 2 14'5" x 10'2" (4.4 x 3.1)
UPVC double glazed dormer window to front aspect, Velux window to rear aspect, carpet flooring, spotlights, radiator, opening to dressing room/nursery.

DRESSING ROOM 10'2" x 8'6" (3.1 x 2.6)
A good size room with the potential to be anything from a study, dressing room or nursery, comprising of a Velux window to rear aspect, spotlights, carpet flooring, radiator.

OUTSIDE
Storeroom/Garage - 2.8m x2.8m
An integral garage with electric roller door to front aspect, wall mounted alarm system, light and power.

To the front of the property a vast brick weave driveway with space for multiple vehicles, raised shingle and sleeper borders which leads up to the main entrance door, storeroom/garage and level timber gate to the garden.

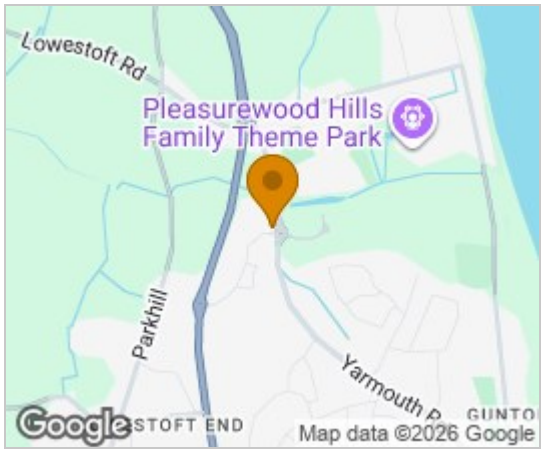
The main garden area which sweeps from the front to side and rear aspects is fully enclosed within a timber fence surround and features an ample laid lawn with mature tree, steps leading to the main living area into the property and a raised patio seating area with pathway to gain access to the rear, air source heating system and storage room.

AGENT NOTE
The property benefits from underfloor heating across the ground floor and is powered by air source heating. Extensive external lighting and a full CCTV system.

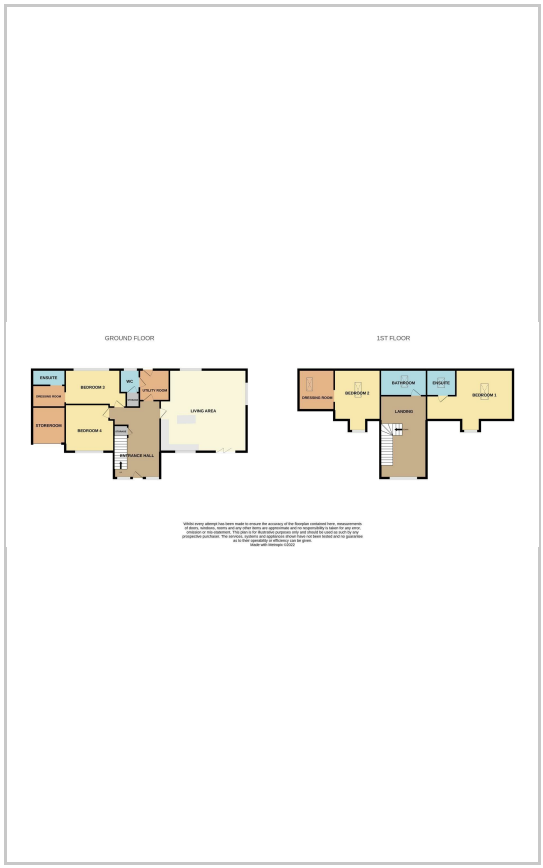
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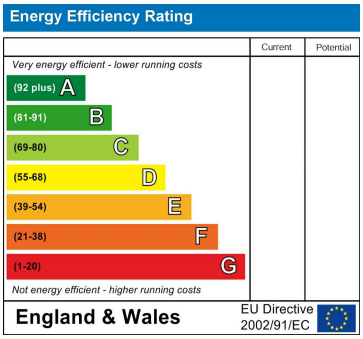
Area Map



Floor Plans



Energy Efficiency Graph



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