

# HARDIMANS



**31 Squires Walk**  
Gunton, Lowestoft, NR32 4LA  
**£300,000**

# HARDIMANS



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## 31 Squires Walk, Gunton, Lowestoft, Suffolk, NR32 4LA

Nestled in the charming area of Gunton, Lowestoft, this delightful property on Squires Walk offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The main reception room provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

Situated in a peaceful neighbourhood, this residence benefits from proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a variety of recreational activities, allowing residents to enjoy the beautiful coastal lifestyle that Lowestoft is known for.

This property presents a wonderful opportunity for anyone looking to settle in a friendly and vibrant area. Whether you are retired or seeking a new family home, this residence on Squires Walk is sure to impress. Do not miss the chance to make this charming property your own.

### HALLWAY

uPVC double glaze door to front entrance, loft hatch, radiator and coved ceiling.

### LIVING ROOM

uPVC double glaze window to front aspect, fireplace, radiator and coved ceiling.





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### **KITCHEN/DINING**

uPVC double glaze windows to side and front aspect, uPVC double glaze to side access, worktop space, cupboards and drawers under, cupboards above, sink with drainer, tile splash back, Neff electric hob, double eye level Neff ovens, Vaillant boiler to wall, radiator and coved ceiling.

### **BEDROOM 2/RECEPTION ROOM**

uPVC double glaze door and window to rear garden, radiator and coved ceiling.

### **BEDROOM 1**

uPVC double glaze window to rear aspect, radiator and coved ceiling.

### **BEDROOM 3**

uPVC double glaze window to side aspect, radiator and coved ceiling.

### **BATHROOM**

upvc double glaze frosted windows to side aspect, low level WC, hand wash basin with cupboards under, walk in shower, radiator and coved ceiling.

### **OUTSIDE**

To the front, lawn with bordered areas, long driveway leading to garage. To the rear, Generous garden mainly laid to lawn with bordered areas, patio, shed.



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## **GARAGE**

with up and over and side personal door.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

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## **MATERIAL INFO**

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Satellite

\* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY

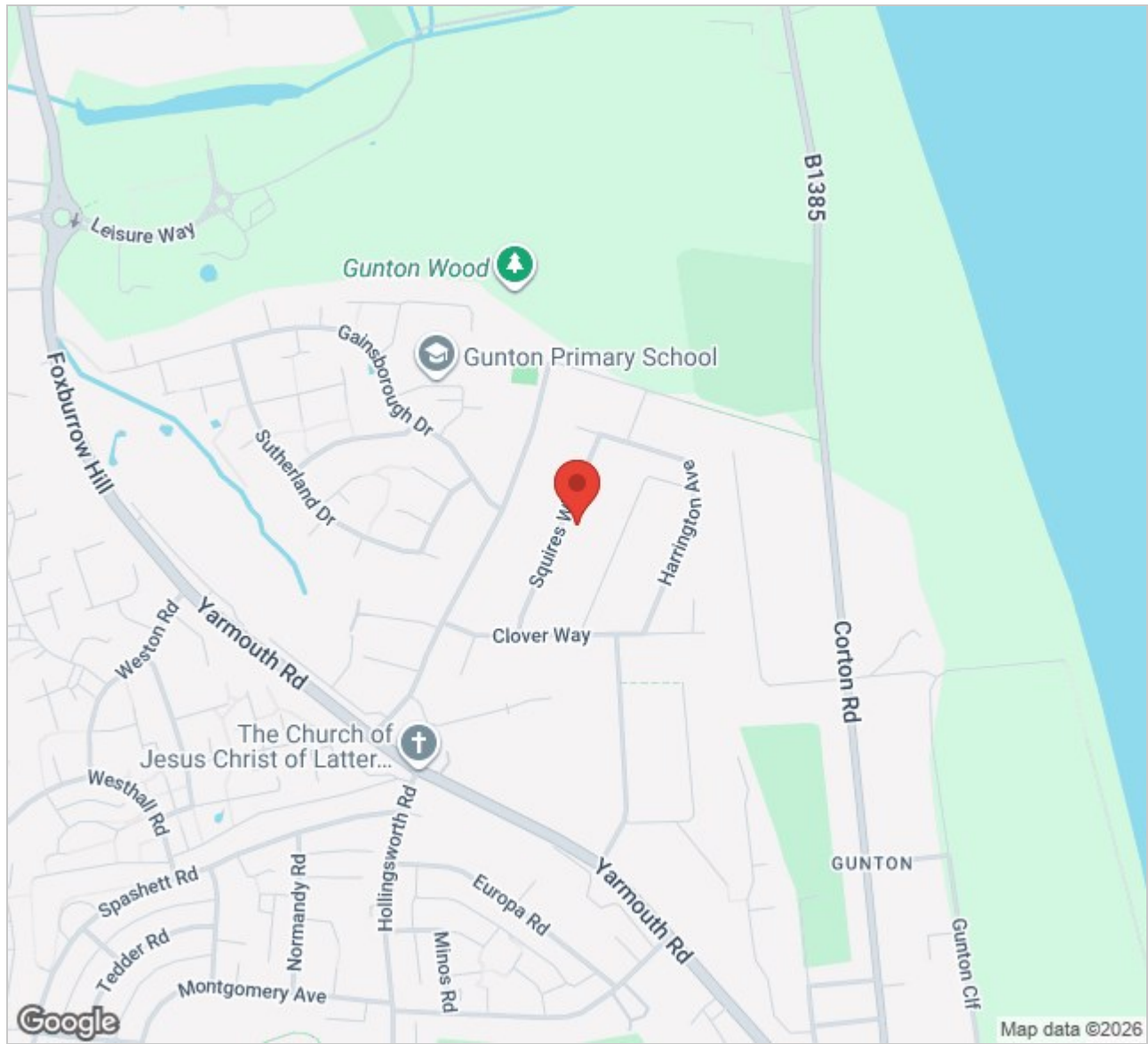
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



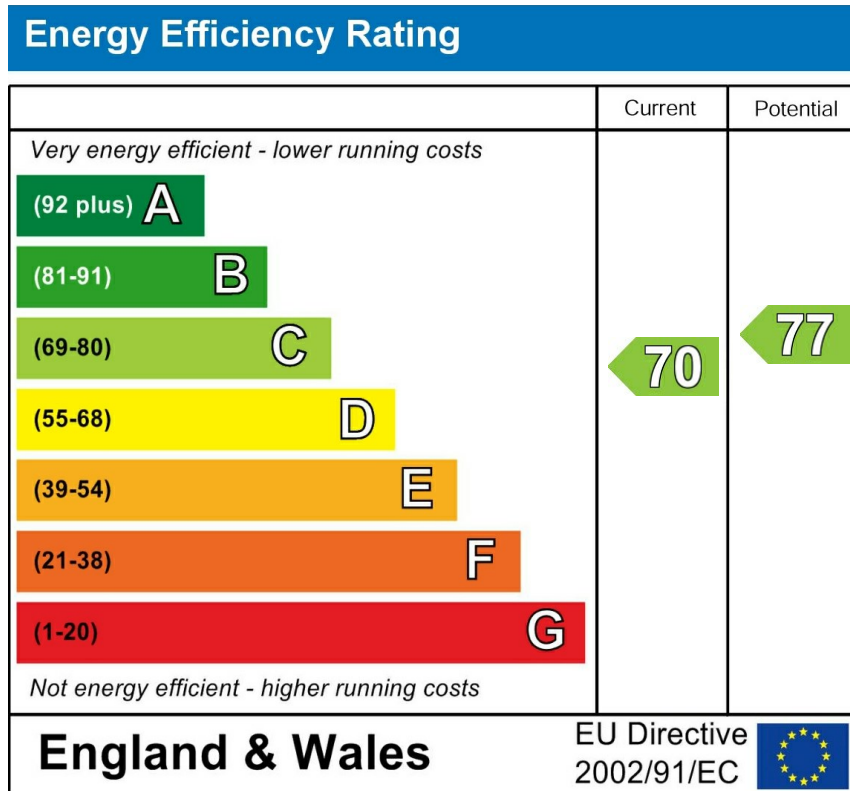
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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