

£210,000  
Guide Price



## Wissett Way

Gunton, NR32 4DL

- Well presented family home
- Spacious throughout
- Set on a generous corner plot
- Off road parking & garage to the rear
- 3/4 bedrooms
- Versatile living spaces
- 2 shower rooms & an additional bathroom
- Extended - perfect for an annexe style space
- Chain free
- Close to local amenities, shops & schools

PAUL  
HUBBARD



#### Location

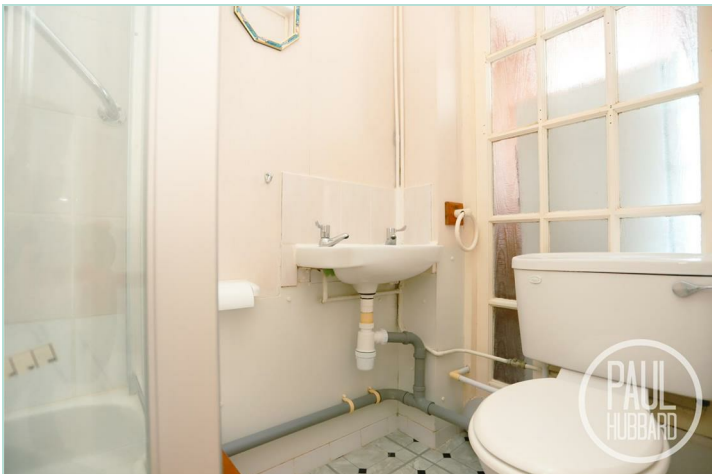
This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise 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.

#### Porch

UPVC entrance door, dual aspect double glazed windows, vinyl flooring, space for storage, timber obscure window to the rear aspect and a door opens into the entrance hall.

#### Entrance Hall

Laminate flooring, stairs leading to the first floor landing, under-stair storage space and doors opening to the shower room, sitting room, kitchen/ diner, the boiler cupboard & a storage cupboard.



#### Shower Room

1.77 x 1.08

Vinyl flooring, timber frame obscure window to the front aspect, storage cupboard, tile splash backs, toilet, wall-mounted wash basin with hot & cold taps and a shower area ready for replacement fittings.

#### Sitting Room

4.08 x 3.18

Laminate flooring, UPVC double glazed window to the rear aspect, an electric fireplace and a UPVC door opens to the conservatory.



#### Conservatory

5.72 x 1.85

Wood flooring, timber frame dual aspect windows, electric heater and French doors opening out to the rear garden.

#### Kitchen/ Diner

6.21 x 2.26

Vinyl flooring, UPVC double glazed window to the front aspect, units above & below, oak work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, freestanding oven & hob, freestanding fridge-freezer, space for a washing machine, sliding doors open to the conservatory and a door opens to the annexe style space.

#### Annexe-Style Accommodation: Reception Room/ Bedroo

53.74 max x 3.99

Fitted carpet, UPVC double glazed window to the front aspect, storage heater, a door opens into the wet room and UPVC sliding doors open to the rear garden.

#### Annexe-Style Accommodation: Wet Room

2.66 x 1.62

Vinyl flooring, UPVC double glazed obscure window to the front aspect, extractor fan, tiled walls, toilet, wall mounted wash basin with hot & cold taps and an electric shower.

#### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the front aspect, storage heater, loft access and doors opening to bedrooms 1-3, a built-in storage cupboard, the bathroom & cloakroom.





#### Bedroom 1

3.53 x 3.01

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

#### Bedroom 2

3.01 x 2.29

Fitted carpet, UPVC double glazed window to the rear aspect and a built-in airing cupboard with space for storage (housing the water cylinder).

#### Bedroom 3

2.96 x 2.08

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

#### Bathroom

1.70 x 1.48

Vinyl flooring, UPVC double glazed obscure window to the front aspect, wash basin with hot & cold taps, a panelled bath with a mixer tap & a hand-held shower attachment, plus an additional electric shower above and part-tiled walls.

#### Cloakroom

1.71 x 0.78

Vinyl flooring, UPVC double glazed obscure window to the front aspect and a toilet.

#### Outside

The property is approached through a gated entrance opening onto a neatly laid lawn, with a pathway leading to the main entrance door. The front garden is fully enclosed by a brick wall, providing both privacy and charm.

The south-facing rear garden features a well-maintained lawn, fully stocked plant beds and borders and a spacious patio area ideal for outdoor entertaining. Additional features include a large double-door storage shed, outdoor lighting, and secure timber fencing. Within the garden, there is a garage and off-road parking area, both accessed via large double gates to the rear which provide vehicular entry, as well as a separate pedestrian access gate.

#### Garage

5.03 x 2.84

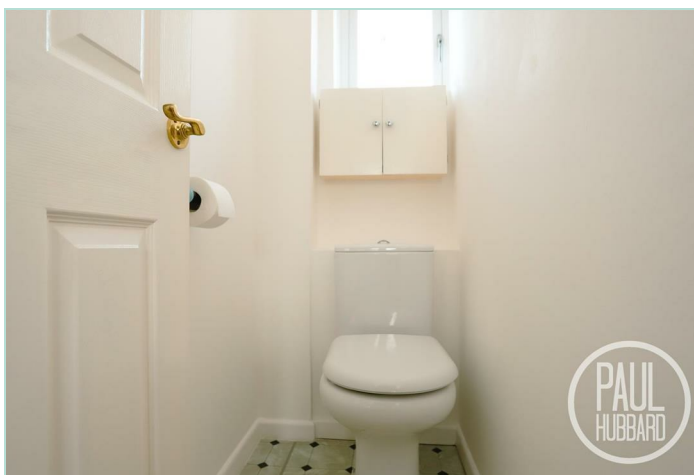
A versatile space offering additional parking or storage, complete with power supply and double doors to the rear aspect.

#### Financial Services

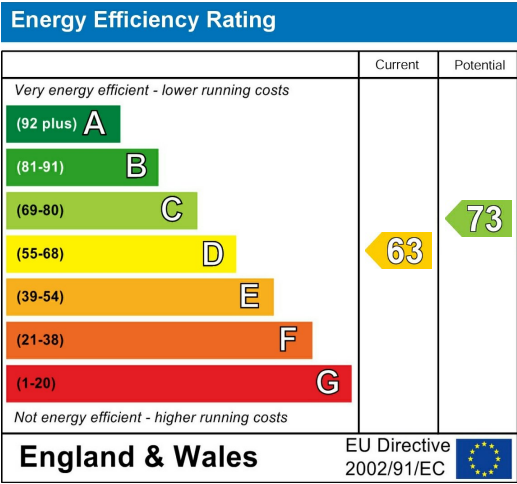
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Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: D  
 Local Authority: East Suffolk Council



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