



21 Gunton St. Peters Avenue

Lowestoft, NR32 4JP

£1,350 pcm

EPC Rating D

Freshly decorated throughout, this three bed, detached, spacious bungalow is positioned within a good sized plot with brand new fitted kitchen and bathroom as well as parking to the front. Available immediately.

ENTRANCE LOBBY

tiled floor leading into hallway; brand new LVT flooring; radiator. Doors to all rooms.

BEDROOM ONE

11' 9" x 10' 5" (3.6m x 3.2m) carpet; radiator; double glazed window to front aspect.

BEDROOM TWO

10' 5" x 8' 10" (3.2m x 2.7m) carpet; radiator; double glazed window to front aspect.

BEDROOM THREE

7' 10" x 7' 10" (2.4m x 2.4m) carpet; radiator; double glazed window to side.

BATHROOM

11' 1" x 5' 10" (3.4m x 1.8m) newly fitted LVT flooring; new white suite comprising of low level wc; hand wash basin; bath with mixer tap and shower head attachment over; screen to side; wall mounted towel warmer/radiator; double glazed window to side.

LOUNGE

14' 1" x 14' 5" (4.3 max x 4.4m) carpet; radiator; double glazed window to rear. Sliding patio door to;

CONSERVATORY

10' 5" x 6' 10" (3.2m x 2.1m) tiled floor; windows surrounding overlooking the garden; further sliding patio door into the garden.

KITCHEN/ DINING ROOM

13' 1" x 11' 1" (4.0m x 3.4m) newly fitted LVT flooring; newly fitted wall and base units with draw unit and work surface over; 1½ stainless steel sink unit; built-in electric oven with stainless steel splashback behind and extractor hood over; space for appliances; double glazed window to rear and side garden aspects; double glazed door into the garden.

OUTSIDE

To the front is a good sized plot with mature bushes and shrubs and shingled area providing parking for at least two vehicles. To the rear is a pleasant, mature garden with hard standing patio area, access into Conservatory and gate leading to the front.

AGENTS NOTE

Please note the garage and driveway are not included in the rental, and the driveway is not to be parked on.

COUNCIL TAX

The property is currently listed as Band C.

VIEWINGS Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.



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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