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Gunton Church Lane

Lowestoft, NR32 4LE

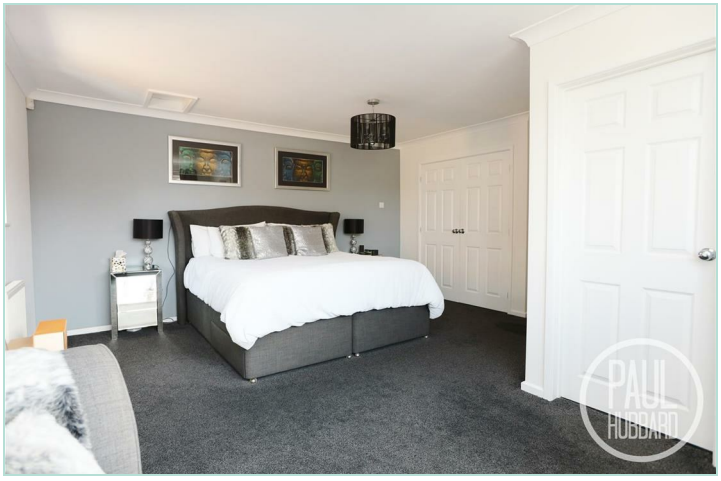
- Well presented throughout
- Four-bedroom detached family home
- Spacious kitchen
- Bright and versatile garden room
- Comfortable lounge/ diner
- Separate additional reception space
- Modern family bathroom & ground floor cloakroom
- Master bedroom with en-suite shower room
- Spacious in & out driveway plus garage with electric roller door
- Landscaped rear garden

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Location - Lowestoft

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.

Entrance Hall

UPVC double glazed obscure window and door to the front aspect, laminate flooring throughout, stairs leading to the first floor landing, x2 radiators and doors opening to sitting room, lounge, kitchen, study and a storage cupboard.

Study

1.75 x 1.44

UPVC double glazed window to the front aspect, laminate flooring throughout and a radiator.

Additional Reception Room

4.65 x 3.62

x2 UPVC double glazed windows to the front and side aspect, laminate flooring throughout, x2 radiators and a door opening to the kitchen.

Kitchen/ Breakfast Room

6.80 x 2.72

UPVC double glazed window to the rear aspect, laminate tiled flooring throughout, part tiled walls, x2 radiators, units above and below, composite sink with drainer, integrated fridge/ freezer, spaces for an oven, washing machine, dishwasher & fridge, breakfast bar, under unit lighting and an opening into the lobby and the garden room.

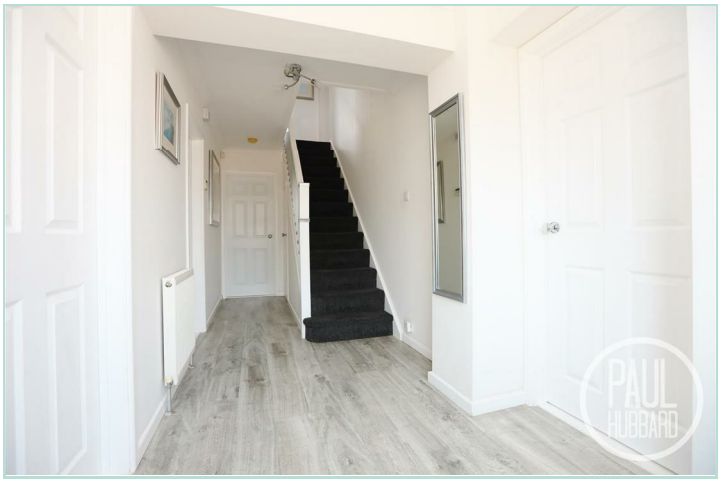
Garden Room

4.20 x 1.94

UPVC double glazed window to the rear aspect, laminate tiled flooring throughout, a radiator and doors opening to the garage and rear garden.

Lobby

Laminate tiled flooring throughout, a radiator and doors opening to the lounge, cloakroom, storage cupboard housing the water tank and rear garden.









Cloakroom

1.98 x 1.39

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, a heated towel rail, mirror with lighting, toilet, vanity unit with inset sink and a wall mounted boiler.

Lounge/ Diner

9.24 max x 5.33 max

UPVC double glazed window to the front aspect and x2 windows to the side, laminate flooring throughout, x3 radiators, aircon and French doors opening to the rear garden.

Stairs leading to the First Floor Landing

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator, loft hatch and doors opening to the bathroom, storage cupboard (housing CCTV and extra storage space) and bedrooms 1-4.

Bedroom 1

5.98 max x 4.64 max

UPVC double glazed window to the side and rear aspect, carpet flooring throughout, x2 radiators, built in wardrobe, aircon and a door opening to the en-suite.

En-suite

2.32 x 1.69

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, part tiled walls, heated towel rail towel, mirror with lighting, pedestal wash basin, toilet and a rainfall shower within an enclosed glass cubicle.

Bedroom 2

5.33 x 4.02

UPVC double glazed window to the front and side aspect, carpet flooring throughout, x2 radiators and a built in wardrobe.

Bedroom 3

3.66 max x 3.62 max

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and a built in wardrobe.

Bedroom 4

3.66 max x 2.76 max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and a built in wardrobe.


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Bathroom

2.66 x 1.67

x2 UPVC double glazed obscure windows to the rear aspect, vinyl flooring throughout, part tiled walls, vanity mirror with lighting, vanity unit with inset sink, toilet, bath with overhead rainfall shower and a heated towel rail.

Outside

To the front of the property a spacious in and out driveway provides off-road parking for multiple vehicles and benefits from two separate entrances for added convenience. The front is attractively enclosed by a brick wall with decorative stone border detailing, creating an impressive first impression. A variety of mature plants and trees enhance the curb appeal, while gated side access leads to the rear garden. There is also access to the garage, an outdoor tap, a CCTV system and external lighting, completing this attractive and practical frontage.

To the rear of the property the enclosed rear garden is predominantly laid to lawn and offers an attractive outdoor space for relaxing and entertaining. A newly refurbished covered decking area with integrated lighting provides the perfect setting for year-round enjoyment. Decorative stone borders are complemented by a variety of mature plants, trees and shrubs, creating a well-established and private garden. Additional features include a garden shed, outdoor tap, fenced boundaries, outdoor power sockets and a CCTV system.

Garage

5.71 max x 4.49 max

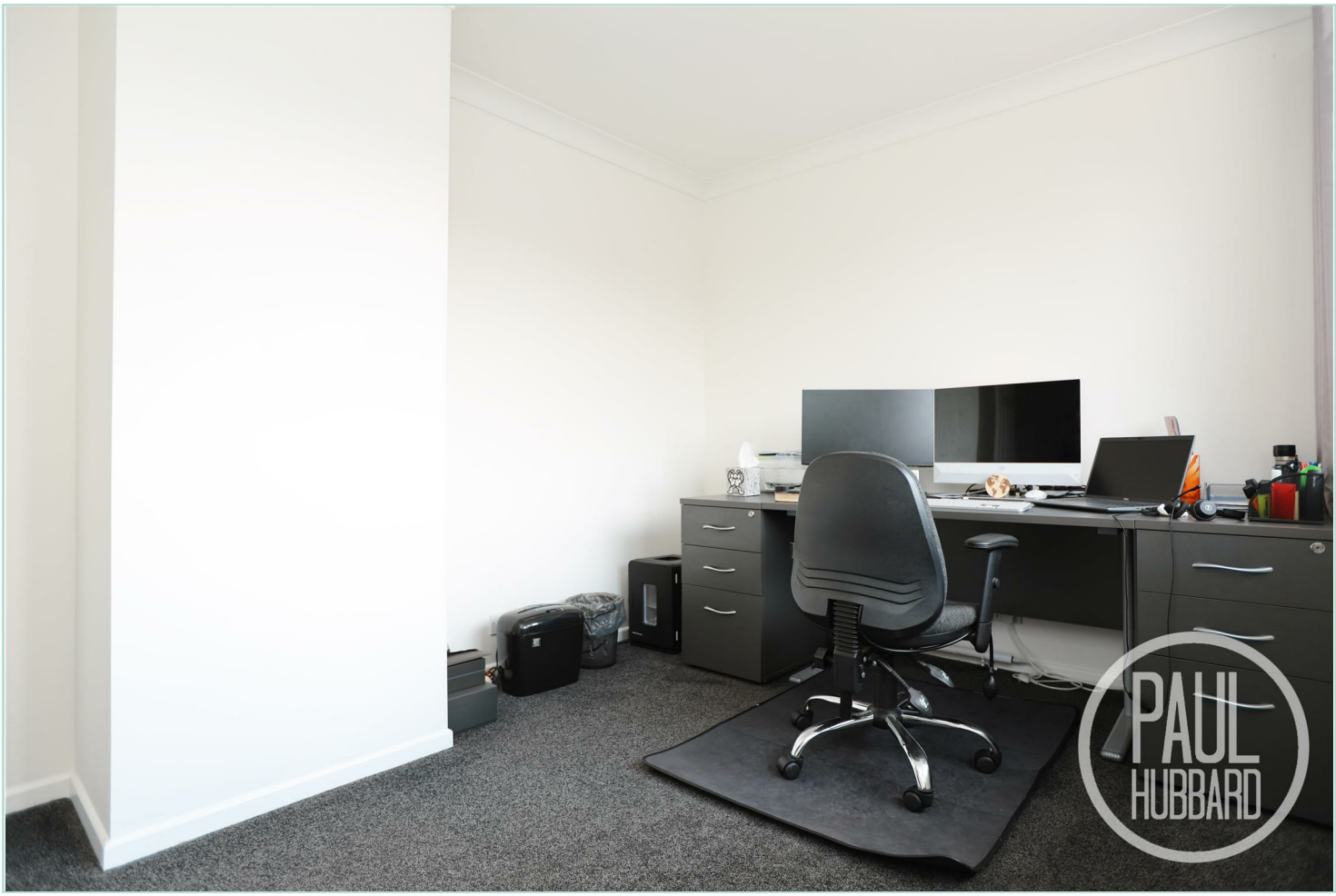
UPVC double glazed window to the rear aspect, light and power and an electric roller door for convenient access.

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.

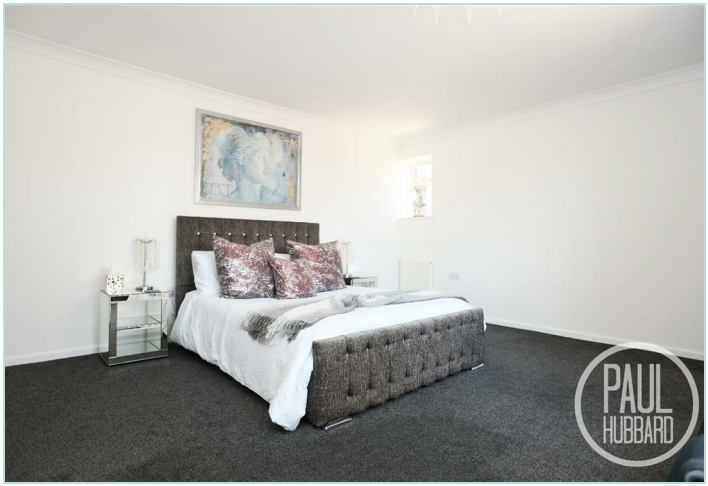
Buyer AML - £42 inc VAT

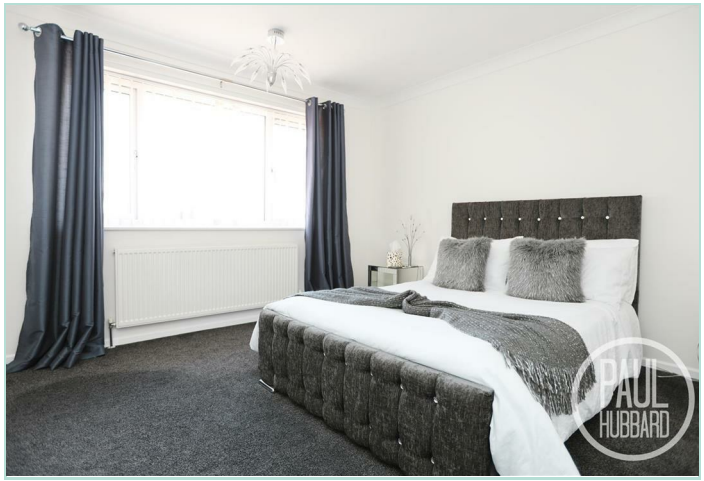
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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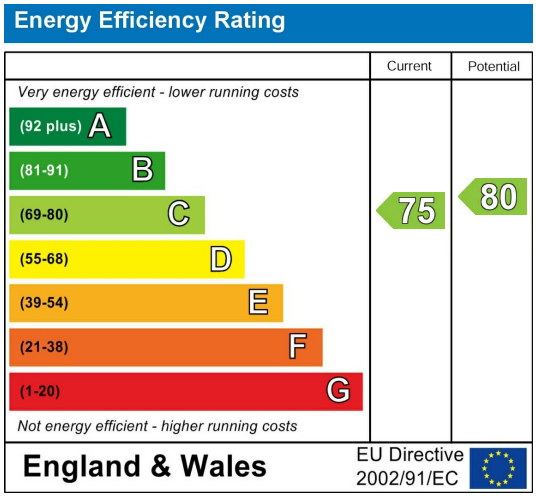

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Tenure: Freehold
Council Tax Band: F
EPC Rating: C
Local Authority: East Suffolk Council





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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