

**Aldreds**  
Estate Agents



2 The Meads

Gunton St Peters, Lowestoft, NR32 4JW

Asking Price £280,000



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## 2 The Meads

Gunton St Peters, Lowestoft, NR32 4JW

Aldreds are delighted to offer this four bedroom extended semi detached property situated in this very desirable Gunton St. Peters location. The property benefits from a large frontage providing ample off road parking along with a spacious private rear garden. The versatile and spacious living accommodation includes a wide entrance hall, lounge, open plan kitchen/diner and a further inner hallway leading to a ground floor bedroom and shower room. On the first floor there is a central galleried landing with three bedrooms and a family bathroom leading separately off. The property also benefits from gas fired central heating and uPVC double glazing. This outstanding family home, which will require some updating works, offers excellent value for money and set at a realistic asking price, an early viewing is strongly recommended.

### Entrance Porch

Double Upvc entrance doors.

### Wide Entrance Hall

Fitted carpet, stairs off to the first floor, radiator, power points, under stair storage cupboard.

### Lounge

12'10" x 14'7" (3.93 x 4.46)

Fitted carpet, Upvc window, radiator, power points, T.V point, timber fireplace with inset living flame electric fire.

### Open Plan Kitchen/Diner

10'2" x 19'8" (3.12 x 6.01)

Kitchen Area- Tiled effect vinyl flooring, full range of solid timber kitchen units, extended work surfaces, recess for white goods including plumbing for washing machine, stainless steel sink with single drainer, tiled splash backs, Upvc window.

Dining Area - Fitted carpet, ample space for family size dining table and chairs, original tiled fireplace, wall mounted energy efficient combination boiler, radiator, Upvc window overlooking the rear garden.

### Inner Hallway

Fitted carpet, double Upvc doors. One leading to the driveway and one leading to the rear garden.





#### Bedroom 4

12'3" x 9'5" (3.75 x 2.89)

Fitted carpet, double aspect Upvc window, radiator, power points.

#### Shower Room

Ceramic tiled flooring, shower suite comprising of a fully tiled shower cubicle, low level W.C, wall mounted sink, tiled walls, Upvc window.

#### First Floor

Full size central landing, fitted carpet, power points.

#### Bedroom 1

11'3" x 14'7" (3.43 x 4.45)

Fitted carpet, radiator, power points, Upvc window, full length fitted wardrobe.

#### Bedroom 2

10'2" x 10'2" (3.1 x 3.12)

Fitted carpet, Upvc window, power points, radiator, full length fitted cupboard/wardrobe.

#### Bedroom 3

7'8" x 8'11" (2.35 x 2.72)

Fitted carpet, Upvc window, radiator, power points.

#### Family Bathroom

Ceramic tiled flooring, white bathroom suite comprising of a panel bath, vanity sink unit, low level W.C with an enclosed cistern, fully tiled walls, Upvc window.

#### Outside To The Front

There is a substantial frontage which is laid to lawn with a range of flower and shrub borders, long paved driveway providing ample off road parking for a variety of vehicles. Double length garage with up and over door which is currently been split in half. Half used as a workshop and half as a garage.

#### Outside To The Rear

There is a beautiful lawned garden with some central fruit trees, rear patio seating area, enclosed by high brick walls and fencing, very private rear and side aspect.



## Floor Plan



## Viewing

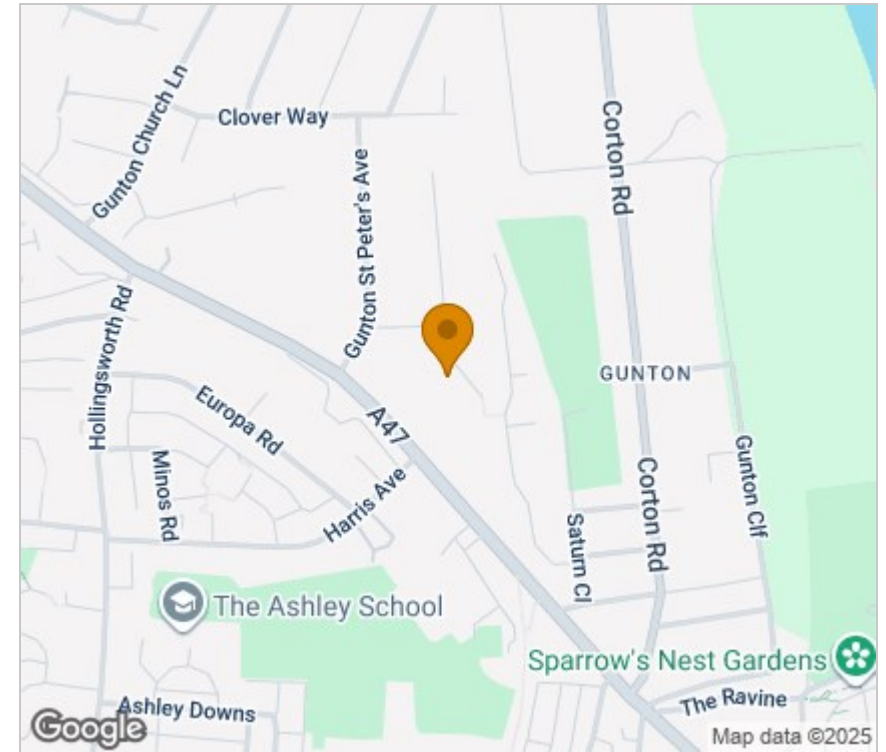
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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