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Gunton St. Peters Avenue
Gunton, Lowestoft, Suffolk, NR32 4JP
'Offers In Excess Of' £300,000

SOUGHT AFTER LOCATION offers this WELL-PRESENTED spacious 3 bed bungalow...

Much IMPROVED & MAINTAINED by the current owners, this HOME comprises an entrance lobby with cloakroom / WC & hallway which gives access to all areas; lounge, OPEN-PLAN kitchen / diner, conservatory, 3 separate bedrooms & SHOWER ROOM. uPVC double glazing & GCH. ATTRACTIVE gardens with off-road parking for several vehicles, CARPORT & GARAGE.

*VIEWING IS ESSENTIAL TO APPRECIATE *

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- 3 SEPARATE BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

ENTRANCE PORCH

Through the part glazed front door into the lobby of this home. Fitted carpet and doors to the hallway and the...

CLOAKROOM / WC

Suite comprises a low level WC and wash basin. Fitted carpet and opaque uPVC double glazed window.

HALLWAY

With doors to various rooms; fitted carpet, wall lighting, radiator, power points and a cupboard offers your storage solution.



LOUNGE**24' 5" x 13' 0" (7.45m x 3.98m)**

This lovely size lounge has been extended and offers a double aspect with uPVC double glazed windows to the front of the home and large double glazed sliding doors to the rear garden. Fitted carpet, radiator, TV, power points, feature fireplace in situ and French double doors out to the side of the home.

KITCHEN / DINER**18' 3" X 12' 1" (5.57M X 3.69M)**

With an open-plan feel, this is certainly the place to entertain while creating your culinary delights. Modern country style wall and base units with worktop, inset sink / drainer, double wall oven with gas hob and extractor fan over; space / plumbing for your chosen appliances. Fitted carpet, 3 windows, radiator, power points and ample space for your chosen dining table. A built-in cupboard houses the gas central heating / domestic hot water combination boiler and a part glazed door leads into the...

CONSERVATORY**11' 2" x 6' 1" (3.42m x 1.87m)**

Taking in the views of the secluded rear garden garden; part brick with uPVC double glazed windows and a polycarbonate roof. Fitted carpet, power points and French double glazed doors out to the rear garden.

BEDROOM 1**14' 1" X 9' 4" (4.30M X 2.87M)**

This good size double bedroom overlooks the side of the home and comprises a fitted carpet, single glazed window, radiator, power points and built-in cupboards provide your storage solution.

**BEDROOM 2****9' 10" x 9' 10" (3.02m x 3.02m)**

Another double size bedroom with fitted carpet, window with secondary glazing, radiator, power points and built-in wardrobes.

BEDROOM 3**8' 6" x 8' 5" (2.60m x 2.58m)**

Fitted carpet, uPVC double glazed window, radiator and power points.

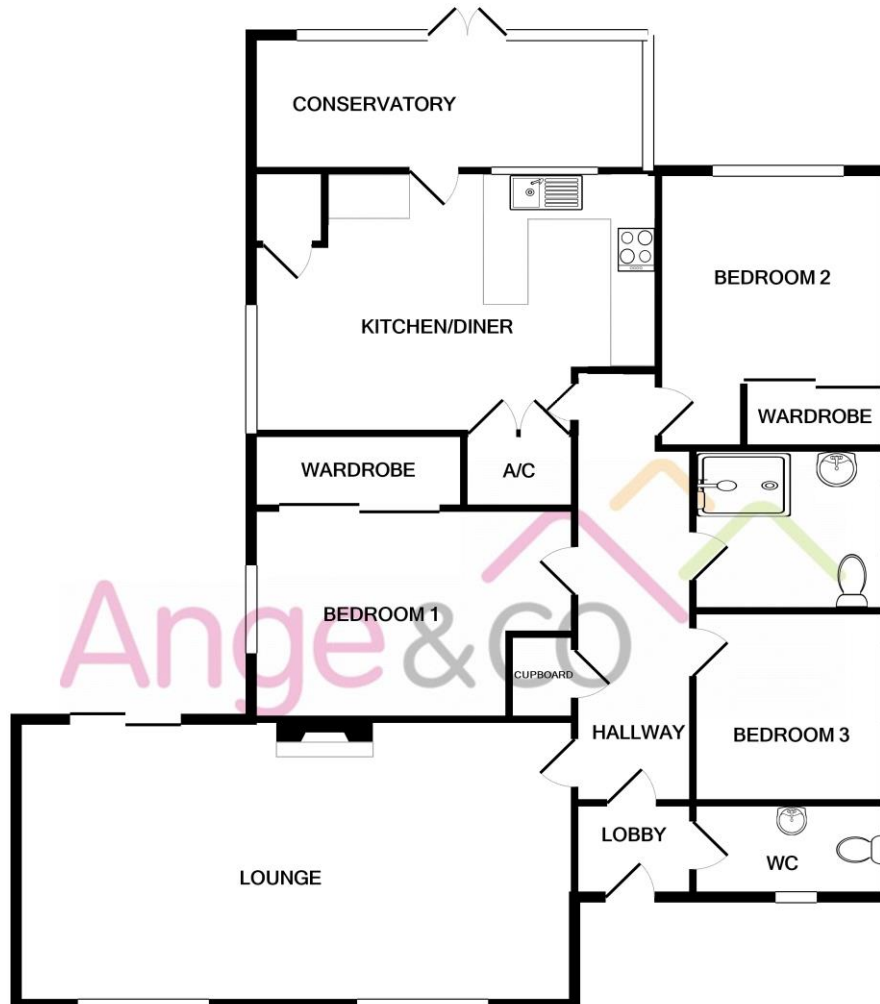
SHOWER ROOM**9' 5" x 6' 6" (2.88m x 2.00m)**

Modern white suite comprises a low level WC, pedestal basin and double walk-in cubicle with mains shower; fitted carpet, opaque uPVC double glazed window and radiator. Loft access in situ.

**OUTSIDE**

Attractive low maintenance frontage offers parking for several vehicles and features various inset shrubs and plants. Pedestrian access to the rear garden and vehicular access to the CARPORT 16' 11" x 10' 4" (5.17m x 3.17m) and the GARAGE 16' 7" x 9' 9" (5.08m x 2.99m) Single brick built garage has an up and over vehicular door, window, light and power points. Laid to lawn REAR GARDEN is surprisingly secluded and private with flowerbeds that provide a variety of colour and access round to the side courtyard area that enjoys the sunshine all day long. Outside lighting and water tap in situ.

EAST SUFFOLK COUNCIL TAX - BAND D**ENERGY PERFORMANCE CERTIFICATE RATING - D**



GUNTON ST. PETERS AVENUE, GUNTON
 TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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 Independent Estate Agent

Services

**ALL MAINS SERVICES
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 East Suffolk Council
 Tax - D
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