

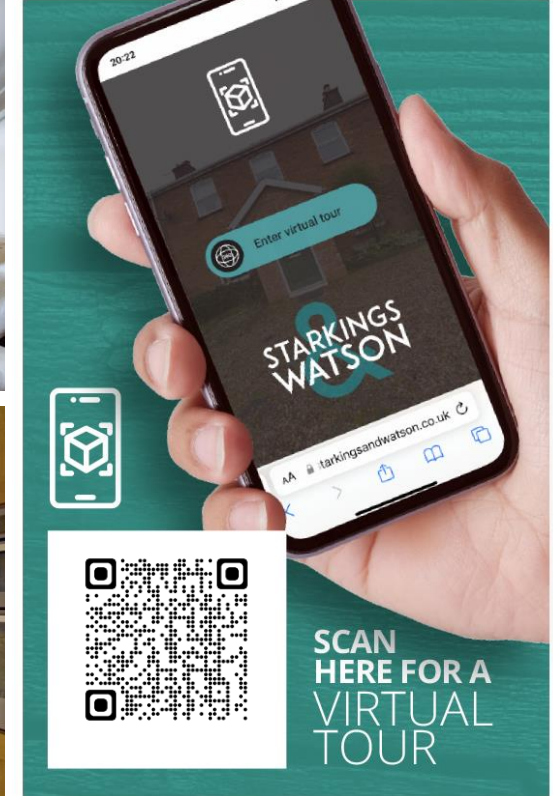
GUNTON CHURCH LANE

Lowestoft NR32 4LF

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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**STARKINGS
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- Detached Family Home
- Popular Residential Location
- Close Proximity to the Coastline
- Extension Potential with Planning Approved
- Three Reception Rooms & Kitchen/Utility Room
- Three Double Bedrooms
- Two Bathrooms
- Double Garage, Driveway Parking & Large Garden

IN SUMMARY

This DETACHED THREE BEDROOM FAMILY HOME located within the SOUGHT AFTER residential location of GUNTON in NORTH LOWESTOFT offers plenty of space for all the family to enjoy as well as further EXTENSION POTENTIAL with PLANNING PERMISSION APPROVED already. The house offers a large frontage with GATED ACCESS onto a driveway with AMPLE DRIVEWAY PARKING, a DOUBLE GARAGE and IMPRESSIVE REAR GARDENS. Internally you will find a porch and hallway, sitting room, dining room, garden room, kitchen, utility room, rear lobby and shower room all on the ground floor. On the first floor there are THREE DOUBLE BEDROOMS and a well fitted family bathroom. The property also benefits from uPVC DOUBLE GLAZING and modern energy efficient AIR SOURCE HEATING. The location is excellent and the property is within a short walk of the nearby nature reserve and beautiful North Denes beach with a range of local amenities also close by.

SETTING THE SCENE

Approached from Gunton Church Lane via a secure five

bar gate leading to the large hard standing driveway providing ample off road parking for multiple vehicles, this in turn leads to the double garage. To the front there is also an expansive front lawned area and planted borders, whilst being enclosed with attractive timber fencing and there is gated access to the side leading to the rear garden. A covered main entrance door to the front provides access into the property.

THE GRAND TOUR

Entering through the porch entrance with space for coats and shoes, this opens into the main hallway providing access to the first floor leading to the main reception spaces. The sitting room can be found to the front with a large window flooding the room with natural light. The sitting room leads into the dining room to the rear which also leads into the garden room and the kitchen. The garden room is an attractive space overlooking the garden beyond and offers the perfect spot for enjoying the summer sun. The kitchen has been re-fitted in recent years and offers plenty of cupboard storage, integrated double eye level oven, fridge/freezer, dishwasher, electric ceramic hob and extractor fan. There is then a rear lobby with two built in storage cupboards and access to the downstairs bathroom with disabled friendly bath/shower. Beyond is the utility space with space for various white goods, access to the rear garden and access to the integral double garage. Leading up to the first floor landing there is built-in storage and loft hatch access. The family bathroom can found to the rear with separate bath and shower. There are then three double bedrooms two of which have built in storage cupboards, one overlooks the rear garden and two face the front. The property benefits from uPVC double glazing and Air Source electric central heating.



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THE GREAT OUTDOORS

Leading out to the rear garden via the doors in the garden room, the expansive rear garden offers ample space for all the family to enjoy. There is a paved patio ideal for outside entertaining and expansive lawns with various planting and shrubs. You will also find a timber built summer house and greenhouse and further hard standing, whilst the garden is enclosed with timber fencing.

OUT & ABOUT

The property is located within the sought after Gunton district to the north of Lowestoft, a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

FIND US

Postcode : NR32 4LF

What3Words : ///serve.vines.mining

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

We are advised by the current vendors that planning permission was granted (DC/22/1929/FUL) on the 7/7/2022 for the construction of extra ground floor space and 2 further bedrooms and 2 en-suite on the first floor above the existing garage. Full detail can be found on the East Suffolk planning portal.

Disclaimer: 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.

Price:



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 <p>HYBRID ESTATE AGENTS</p>	<p>Approximate total area⁽¹⁾</p> <p>1587.46 ft² 147.48 m²</p> <p>Reduced headroom</p> <p>12.86 ft² 1.19 m²</p> <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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