

**Aldreds**  
Estate Agents



19 Lawrence Drive

Gunton St Peters, Lowestoft, NR32 4LL

Asking Price £325,000





## 19 Lawrence Drive

Gunton St Peters, Lowestoft, NR32 4LL

Aldreds are delighted to offer this beautifully presented and very well extended three bedroom detached family bungalow situated in this desirable Gunton St. Peters location. This property is in 'turn-key' condition with tasteful, neutral decorations throughout, a modern fitted kitchen, uPVC windows and gas central heating. The spacious accommodation includes an entrance porch, spacious lounge, open plan kitchen/diner, inner hallway, three bedrooms with an ensuite to master bedroom and a family bathroom. Outside there is a spacious frontage with a concrete driveway and brick built garage. To the rear there is a fully enclosed lawned garden with patio seating area. Within walking distance there are local amenities, Gunton Woods & Nature reserve and a bridle path leading down to Corton beach. Viewing is strongly recommended to appreciate the condition and extension works that have been carried out at this superb bungalow.

### Wide Entrance Porch

Fitted carpet, radiator, composite entrance door, large aspect uPVC window.

### Lounge

12'5" x 20'8" (3.8 x 6.3)

Fitted carpet, double aspect uPVC windows, radiator, power points, tv point, modern timber fireplace with marble effect inset & hearth with living flame gas fire.

### Open Plan Kitchen/Diner

16'9" x 11'9" (5.13 x 3.6)

Kitchen area:

Timber effect vinyl flooring, a range of modern fitted kitchen units, extended timber work surfaces, built in eye level double electric oven with matching four burner ceramic hob, enclosed extraction cooker hood, tiled splashbacks, uPVC window, stainless steel sink with single drainer, recess and plumbing for automatic washing machine, integrated slimline dishwasher, wide opening to:-

Dining area:

Fitted carpet, uPVC window, radiator, tv point, power points, uPVC door leading out to rear garden, ample space for family size dining table & chairs, wide opening leading to kitchen.







### Inner Hallway

Fitted carpet, full length walk-in storage cupboard.

### Bedroom 1

14'5" x 14'11" (4.4 x 4.57)

Fitted carpet, uPVC window, radiator, power points, tv point, fitted full length wardrobe, double fitted cupboard housing the energy efficient modern combination boiler.

### Ensuite Shower Room

Fitted bathroom flooring, full tiled shower cubicle, low level WC, vanity sink unit, radiator, uPVC window.

### Bedroom 2

12'3" x 8'7" (3.75 x 2.63)

Fitted carpet, power points, radiator, uPVC window.

### Bedroom 3

12'1" x 6'9" (3.7 x 2.06)

Fitted carpet, uPVC window, radiator, power points, loft access leading to insulated loft space.

### Bathroom

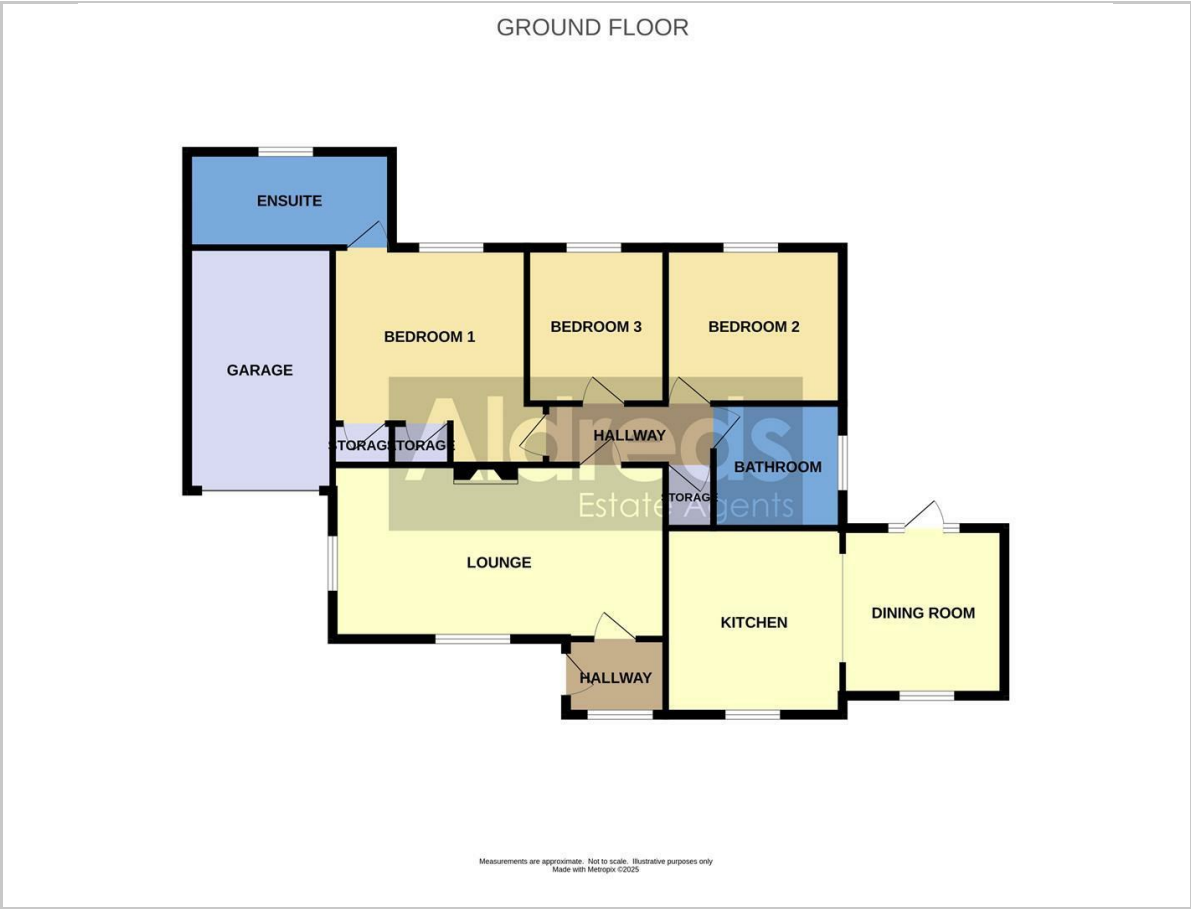
Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, part tiled walls, uPVC window, radiator, towel rail.

### Outside

To the front of the property there is an open plan frontage with driveway providing off road parking leading to a brick built garage with up and over door, power points & lighting. To the rear there is a beautifully presented lawned garden with patio seating area, brickweave footpath, large timber & felt workshop/shed, a further modern plastic & metal storage shed, a range of flower and shrub borders, enclosed by high fencing, side access leading to front driveway.



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

