

Aldreds
Estate Agents



2 The Meads

Gunton St Peters, Lowestoft, NR32 4JW

Asking Price £280,000



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

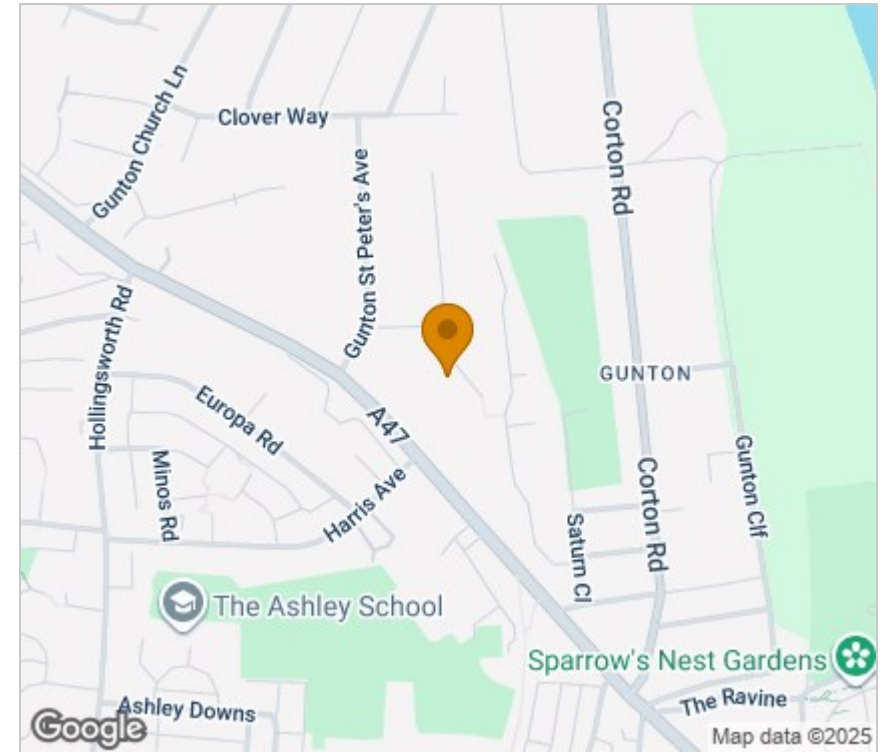
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA