

Aldreds
Estate Agents



2 Squires Walk

Gunton St Peters, Lowestoft, NR32 4LA

Asking Price £450,000



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Aldreds are delighted to offer this beautifully extended four bedroom detached home, situated in the highly desirable Gunton St. Peters area, just a short walk from Gunton Woods & Nature Reserve and the scenic bridle path leading to North Lowestoft beaches. Presented to an exceptional standard throughout, this versatile family home offers thoughtfully arranged accommodation ideal for modern living. The ground floor comprises a welcoming entrance porch leading into a wide reception hall. There is a generous lounge, a superb open-plan kitchen/dining room perfect for entertaining, a utility room, and a ground floor WC. along with a substantial south facing garden room making excellent additional reception space — ideal as a family room, games room, The property also benefits from an extended ground floor bedroom with ensuite shower room, making it perfect for teenage children, elderly relatives, or guests. There is excellent potential to create a self-contained annex by incorporating the utility room if required. On the first floor, a wide galleried landing leads to three spacious bedrooms and a modern family bathroom. Externally, the property offers ample off road parking, with a generous rear wraparound south facing garden perfect for outdoor entertaining. Additional benefits include uPVC double glazing and gas central heating powered by a modern, energy efficient boiler. Home presented to such a high standard in this sought after location, rarely come to market. Early viewing is highly recommended.

Entrance Porch

Karndean flooring, uPVC entrance door, large aspect uPVC windows, full length double width cloaks cupboard.

Wide Entrance Hall

Fitted carpet, coved ceiling, radiator, power points, galleried staircase leading to the first floor, understairs storage cupboard.

Lounge

12'1" x 16'1" (3.7 x 4.91)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point, double doors leading into the garden room.

Kitchen/Diner

21'1" x 9'0" (6.45 x 2.75)

Kitchen area:

Karndean flooring, a full range of quality fitted kitchen units with extended work surfaces, polycarbonate sink with single drainer, twin built in stainless steel electric Neff ovens (one with built in microwave + heated plate tray) with matching Neff four burner induction hob, enclosed extraction cooker hood, glass splashback, integrated Neff dishwasher, coved flat plastered ceiling, inset spotlighting, full length feature radiator.

Dining area:

Karndean flooring, ample space for family size dining table and chairs, power points, uPVC window, radiator, door leading to lounge, double doors leading to:-

Garden Room

10'7" x 26'5" (3.23 x 8.06)

Pitched roof, ceramic tiled flooring, coved ceiling, triple aspect sealed unit double glazed windows, large aspect sliding doors leading out to the rear garden, radiator, power points, tv point.

Utility Room

Ceramic tiled flooring, fitted wall and base units, recess for white goods including plumbing for a washing machine and tumble dryer, recess for full length fridge/freezer, full length cupboard, wall mounted modern energy efficient boiler, radiator, uPVC window, uPVC door leading out to rear garden.

Ground Floor WC

Ceramic tiled flooring, modern cloakroom suite comprising a low level WC, vanity sink unit, radiator, tiled splashbacks, uPVC window.





Bedroom 4

8'11" x 18'9" (max) (2.72 x 5.73 (max))

Fitted carpet, flat plastered and coved ceiling, uPVC window, radiator, power points, tv point, built in cupboard/wardrobe, further built in floor unit/dressing table, door leading to:-

Ensuite Shower Room

Ceramic tiled flooring, shower suite comprising an oversized shower cubicle with Aquaboard splashbacks, enclosed by sliding glass screen doors, pedestal sink, low level WC, flat plastered and coved ceiling, extractor fan.

First Floor Central Galleried Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space, power points, full length airing cupboard, large aspect uPVC window.

Bedroom 1

11'11" x 11'1" (3.64 x 3.4)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full length double fitted wardrobe.

Bedroom 2

11'5" x 9'11" (3.5 x 3.04)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, full length double fitted wardrobe.

Bedroom 3

11'6" x 10'0" (3.52 x 3.07)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

Bathroom

9'4" x 5'4" (2.85 x 1.65)

Ceramic tiled flooring, modern bathroom suite comprising a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level WC, feature Victorian style radiator, towel rail, fully tiled walls, inset spotlighting, uPVC window, extractor fan.

Outside to the front

To the front there is a double width driveway laid to tarmac and compressed stone providing ample off road parking that leads to an oversized garage with up and over door, power points and lighting. There is also a lawned front garden area with a range of flower and shrub borders, enclosed by low level brick walls.

Outside to the rear

There is a beautiful private South facing wraparound lawned garden with a full range of specimen flower and shrub borders, timber and felt garden shed and greenhouse, all enclosed by high brick walls and fencing.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band 'D'

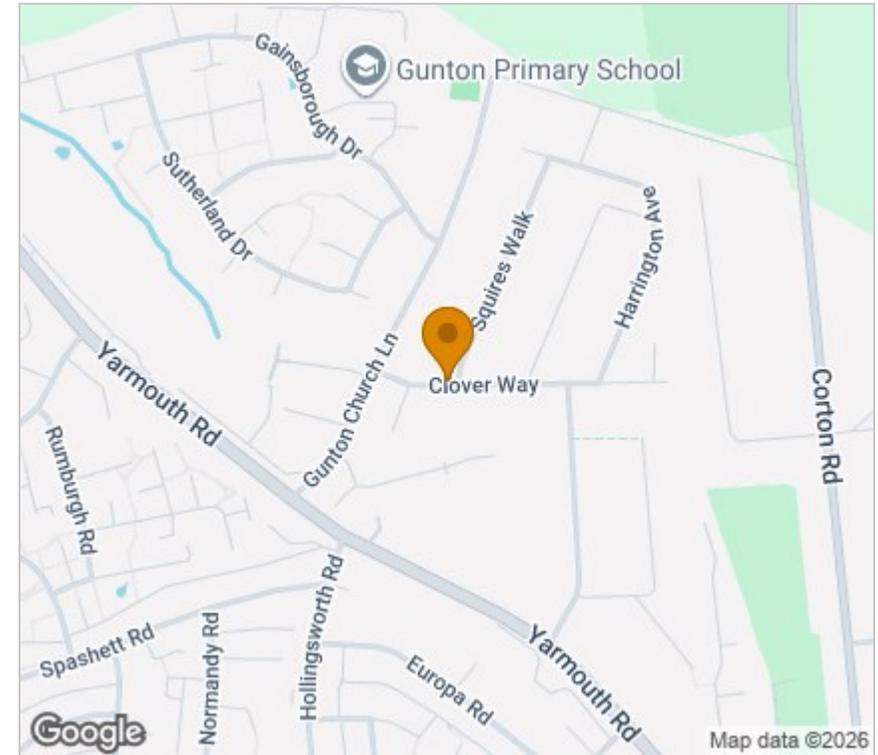
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Floor Plan



Area Map



Viewing

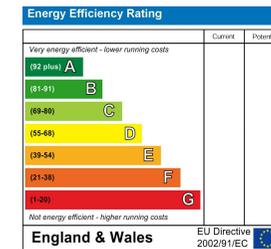
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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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