



12 Squires Walk, Gunton

Guide Price £330,000 - £340,000

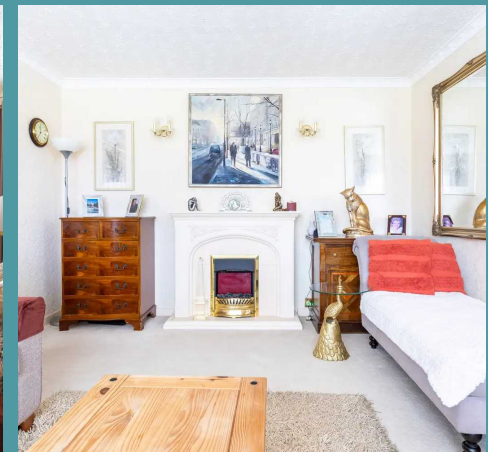
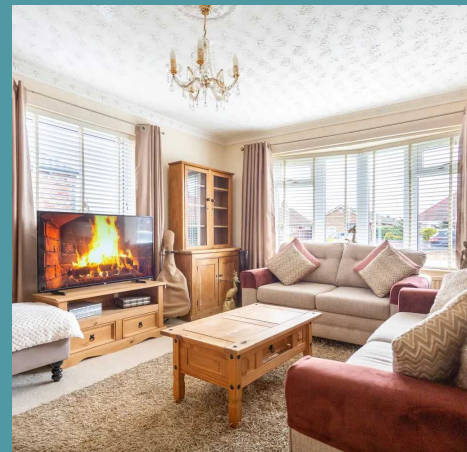
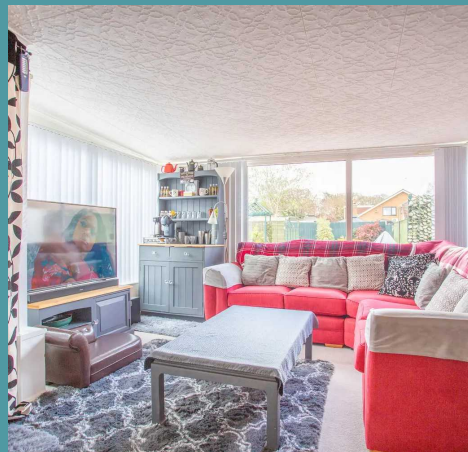
12 Squires Walk

Gunton, Lowestoft

Striking a perfect balance between functionality and comfort, this charming abode serves as an ideal downsizing option for those seeking a peaceful retreat. Sitting in the desirable area of Gunton Lowestoft, in close proximity to all local amenities and natural surroundings. Its accomodation consists of a sitting room, kitchen, conservatory, three bedrooms and a shower room. Externally, you will find a driveway, garage and a beautifully maintained garden.

LOCATION

Gunton is a suburb of Lowestoft, in the East Suffolk district, in the English county of Suffolk. Gunton beach is just a short stroll away, perfect for long family walks with the beautiful seaside scenery. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





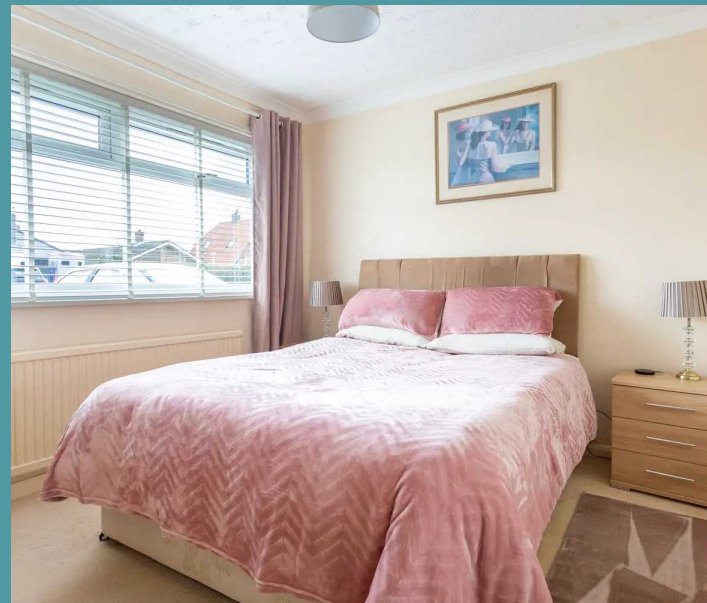
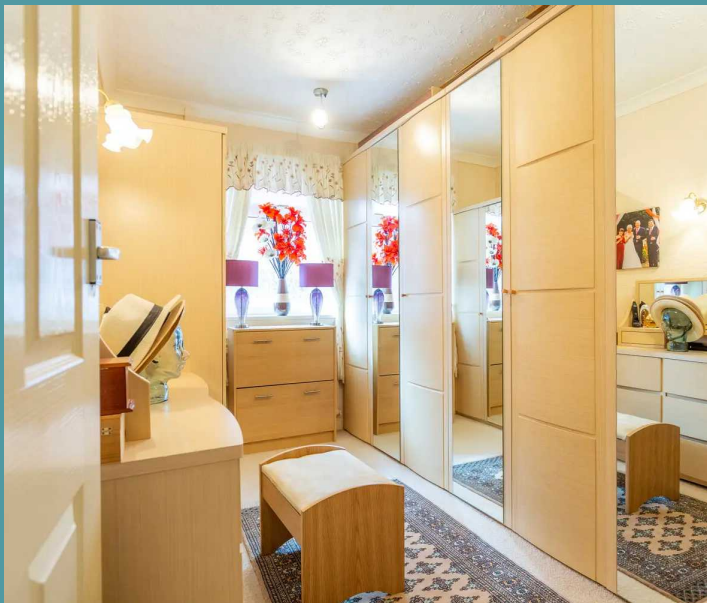
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Gunton, Lowestoft

Upon arrival is a delightful first impression to this detached bungalow. The extensive driveway provides off-road parking for all family members and visitors, whilst the garage/utility room offers additional storage space and areas for your laundry essentials.

Step inside where you are instantly greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the property is a comfortable sitting room, where you can showcase your most comfortable furniture, to unwind and relax. The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals. With ample amount of space for your dining set-up, encouraging gatherings with loved ones. Adjacent to the kitchen is a wonderful conservatory, suitable for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your own home.

This property benefits from three bedrooms, designed to offer you relaxation and privacy. One of which is currently used as a dressing room, with the option to be a bedroom if required. The shower room comprises of a three piece suite, with ample amount of built in storage, accommodating all family members and guests.





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Gunton, Lowestoft

Towards the rear is a beautifully maintained garden, consisting of a range of shingled areas and artificial lawn. The entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or dining parties during the summer months. Overall, this garden is fully enclosed so you can enjoy in seclusion.

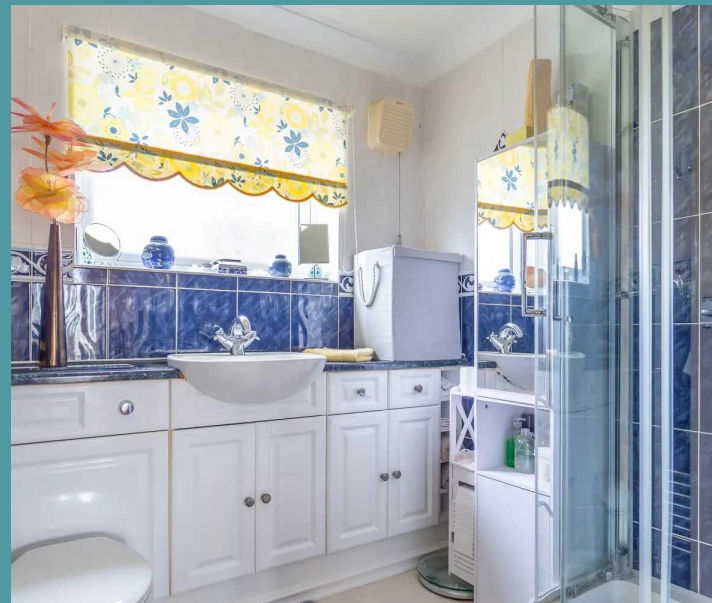
AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

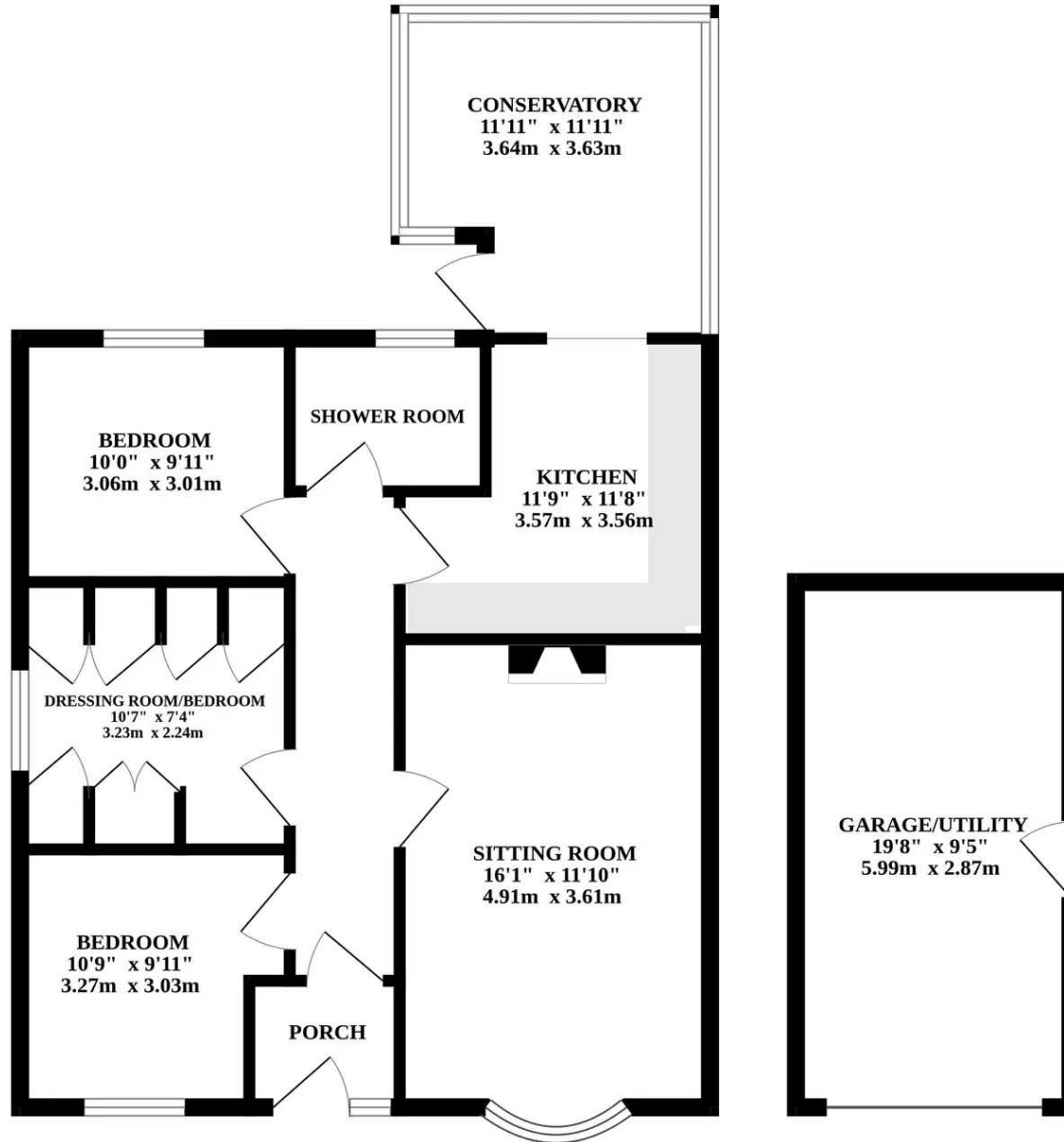
Heating system - Gas Fired Central heating

Council Tax Band: C

- DETACHED BUNGALOW
- EVERYTHING YOU NEED ON A SINGLE FLOOR WITH EASY ACCESS
- QUIET RESIDENTIAL AREA
- THE PERFECT DOWNSIZE
- COMFORTABLE SITTING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY - OFFERING GARDEN VIEWS
- THREE BEDROOMS & SHOWER ROOM
- EXTENSIVE DRIVEWAY & GARAGE
- BEAUTIFULLY MAINTAINED GARDEN



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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