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PROPERTY DESCRIPTION:

An extended and much improved 3 bedroom detached house situated on the sought after "Painters" estate in Gunton. The property is in very good decorative order and has skilfully been extended to provide spacious ground floor accommodation with a modern kitchen breakfast room and bathroom

**Stubbs Wood
Gunton**

Lowestoft NR32 4TA

£269,950



ACCOMMODATION

Double Glazed Front Door To:

Entrance Hall:

Radiator, laminate flooring, under stairs storage cupboard, textured ceiling

Ground Floor Cloakroom:

Modern white suite comprising: Low level W.C, wash hand basin, half tiled walls, laminate flooring, radiator, double glazed window to front, cove and textured ceiling

Lounge: 15' 5" x 10' 5" (4.7m x 3.18m)

Double glazed bay window to front, radiator, engineered wood flooring, television point, telephone point, cove ceiling

Modern Re-Fitted Kitchen/Breakfast Room: 17' 5" x 12' 1" (5.31m x 3.68m)

The kitchen has been refurbished to a high standard and comprises: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, built in oven, microwave and dishwasher, space and plumbing for washing machine, central island with fitted storage cupboards, 4 ring induction hob, filter above, modern vertical stainless steel radiator, space for "American" style fridge/freezer, television point, fitted wine rack, "Karndeian" wood effect flooring, recessed lighting, arch to:

Family/Dining Room: 11' 10" x 10' 6" (3.61m x 3.20m)

Triple aspect room with double glazed windows to front, side and rear, double glazed door to rear, "Karndeian" wood effect flooring, radiators

Stairs To First Floor Landing:

Double glazed window to side, radiator, airing cupboard, loft access

Bedroom 1: 12' 7" x 9' 11" (3.84m x 3.01m)

Double glazed window to front, one wall floor to ceiling fitted mirror wardrobes, television point, radiator, recessed spot lights, cove ceiling

Bedroom 2: 10' 3" x 9' 10" (3.12m x 3.00m)

Double glazed window to rear, radiator, textured ceiling

Bedroom 3: 9' 5" x 7' 5" (2.87m x 2.26m)

Double glazed window to front, radiator, over stairs storage cupboard, cove and textured ceiling

Modern Refitted Family Bathroom:

Modern white suite comprising: Panel enclosed bath with fitted digital "Mira" shower with over bath waterfall shower head, low level W.C, with concealed cistern, storage cupboards with moulded work top including wash hand basin, tiled walls, modern radiator/heated towel rail, recessed lights

Outside:

Situated on a corner plot with southerly aspect to the rear

Front:

Lawn path, mature shrubs, gated side access to:

Rear:

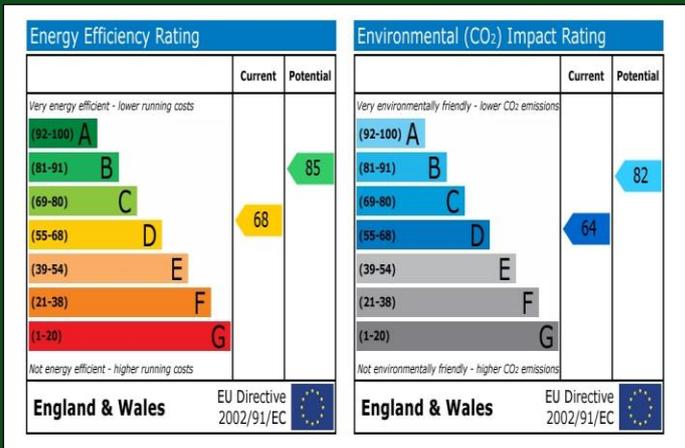
Side patio area, lawn, ornamental fish pond, mature trees and shrubs, outside tap, shed, gated rear access to:

Off Street Parking:

Leading to:

Detached Garage & Workshop:

Up & over door, power and light, opening to workshop



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