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Yarmouth Road
Gunton, Lowestoft, Suffolk, NR32 4AB
'Offers In Excess Of' £650,000

Nestled back from the hustle & bustle of everyday life in Gunton, North Lowestoft, this house is ONE OF A KIND. Providing much space & opportunity both inside & out, this home needs to be viewed to be appreciated. Offered for sale with no onward chain and comprising spacious living accommodation over 3 floors. Bespoke fixtures & detailed fittings are unique to this home, whilst the gardens are beautifully manicured & LANDSCAPED with several outbuildings, a FANTASTIC LODGE & an oversized DOUBLE GARAGE.

- FANTASTIC OPPORTUNITY
- FANTASTIC POSITION
- FANTASTIC GARDENS
- MUST BE VIEWED
- NO CHAIN & FABULOUS OPPORTUNITY
- ARCHITECTURALLY DESIGNED

ENTRANCE HALLWAY

Through the decorative front door into the entrance hallway of this very individual home. Tiled flooring, radiator, wonderful exposed brick work and a vaulted glass ceiling brings in light all through the day. Doors to various rooms and stairs to the first floor.



CLOAKROOM / WC

White suite comprises a low level WC and pedestal basin. Laminate flooring, double glazed window and the gas central heating / domestic hot water boiler in situ with access to the immersion tank.

LOUNGE

25' 11" x 15' 7" (7.92m x 4.77m narrowing to 2.87m)

Wonderful 'L' shaped lounge has a double aspect with windows to the front and rear and a real winter warmer being the cast iron wood burner with a bespoke brick chimney breast with lighting and oak mantle. Fitted carpet, radiators, TV, power points and uPVC double glazed sliding doors out to the rear garden. Opening into the...

DINING ROOM

15' 10" x 9' 5" (4.84m x 2.89m)

Central entertaining area of the home features oak flooring, radiator, power points; door back through to the inner hallway and openings into the...

ORANGERY

Bringing the outside in, this spacious room is the place to start or end any party... Part brick with uPVC double glazed windows, glass self cleaning roof with inset spotlighting creates a wonderful ambience, oak flooring with under floor heating, power points and uPVC double glazed French doors open out to the rear garden.

**KITCHEN**

16' 0" x 13' 1" (4.90m x 4.01m)

Good size kitchen is just the place to create your culinary delights... Wonderful contrast of modern shaker style units with exposed brickwork. An array of wall and base units with worktop, inset sink / drainer and appliances include an oven with gas hob, extractor fan over and a beautiful gas fuelled Aga. Tiled flooring, double glazed window, heated towel rail and the electric consumer unit in situ. French double glazed doors into the...

GARDEN ROOM

11' 8" x 10' 9" (3.58m x 3.28m)

With a wonderful panoramic view of the front garden, this room features exposed decorative brickwork, double glazed windows, radiators, power points and large sliding double doors open out to the front garden.

**UTILITY ROOM**

9' 11" x 9' 10" (3.03m x 3.02m)

Just the place to leave your outdoor wear... wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Tiled flooring, radiator and power points. Part glazed door out to the rear garden.

FIRST FLOOR - LANDING

Stairs to the first floor with doors to all bedrooms, bathrooms and another staircase to the second floor. Gallery landing provides space and has fitted carpet, double glazed windows and radiator.

BATHROOM

15' 8" x 8' 8" (4.80m x 2.66m) max

Fabulous size family bathroom has a classic white suite and comprises a low level WC, 2 pedestal basins, bidet, roll top bath and an enclosed shower cubicle. Tiled flooring, velux windows, inset spotlighting and radiator.

BEDROOM 1

19' 5" x 17' 5" (5.92m x 5.32m)

Vast and fabulous room whether you choose to utilise as the master suite or perhaps a studio. This substantial room features fitted carpet, velux window, radiator, telephone, TV, power points and views of the front garden. Double doors into the...

BEDROOM 2

19' 6" x 13' 3" (5.96m x 4.06m) Max

Whether a bedroom or a dressing room to the master suite this room is of a fabulous size and offers a multitude of purposes. Fitted carpet, velux windows, radiator, TV, power points and built-in wardrobes provide ample hanging and shelving space.

BEDROOM 3

12' 9" x 14' 5" (3.91m x 4.40m extending to 4.91m into doorway)

Good size double bedroom benefits from a lovely bay window and not forgetting the balcony which overlooks the front of the home. This bedroom features fitted carpet, radiator, power points and ambient lighting. French doors open out onto the balcony.



BEDROOM 4

16' 3" x 9' 6" (4.97m x 2.91m)

Another good size double bedroom overlooks the rear garden and features fitted carpet, double glazed window, radiator, power points and ambient lighting.

BEDROOM 5

9' 10" x 9' 10" (3.01m x 3.00m)

Fitted carpet, double glazed window, radiator, power points and ambient lighting.

SHOWER ROOM

White suite comprises a low level WC, pedestal basin and a cubicle with mains shower. Laminate flooring, double glazed window and radiator.

SECOND FLOOR - LANDING

Carpeted stairs to the second floor.

WALK-IN CUPBOARD

13' 3" x 7' 10" (4.06m x 2.39m)

Fabulous storage space has light and power points.

GAMES ROOM

21' 0" x 21' 8" (6.42m x 6.62m) max

Fabulous second floor living accommodation can be anything you want it to be... Currently separated providing 2 rooms with a partition wall. Fitted carpet, velux windows, radiator, TV and power points. Cupboards offer your storage solutions and house the hot water tanks.

**OUTSIDE**

Through the vehicular gates you enter this tropical haven which is filled with exotic plants and palm trees. Laid to lawn areas and brick weave providing off road parking. Pedestrian access to the substantial laid to lawn rear garden which provides something for everyone. Enclosed and extensive with various inset exotic trees, plants and shrubs. Patio and raised decking provide the ideal seating areas with built-in barbeque and large pond with pump and water feature. Perfectly positioned outside lighting, water tap with irrigation systems and the rather large greenhouse provides the place to grow your own. Timber sheds offer your storage solutions. Access to the woodlands gives the ideal hideaway.

TIMBER SHED / WORKSHOP

23' 10" x 9' 1" (7.27m x 2.78m) - Offering the place to work, rest or play, this workshop offers storage and has light and power points.

**SUMMER HOUSE**

19' 6" x 12' 6" (5.95m x 3.83m)

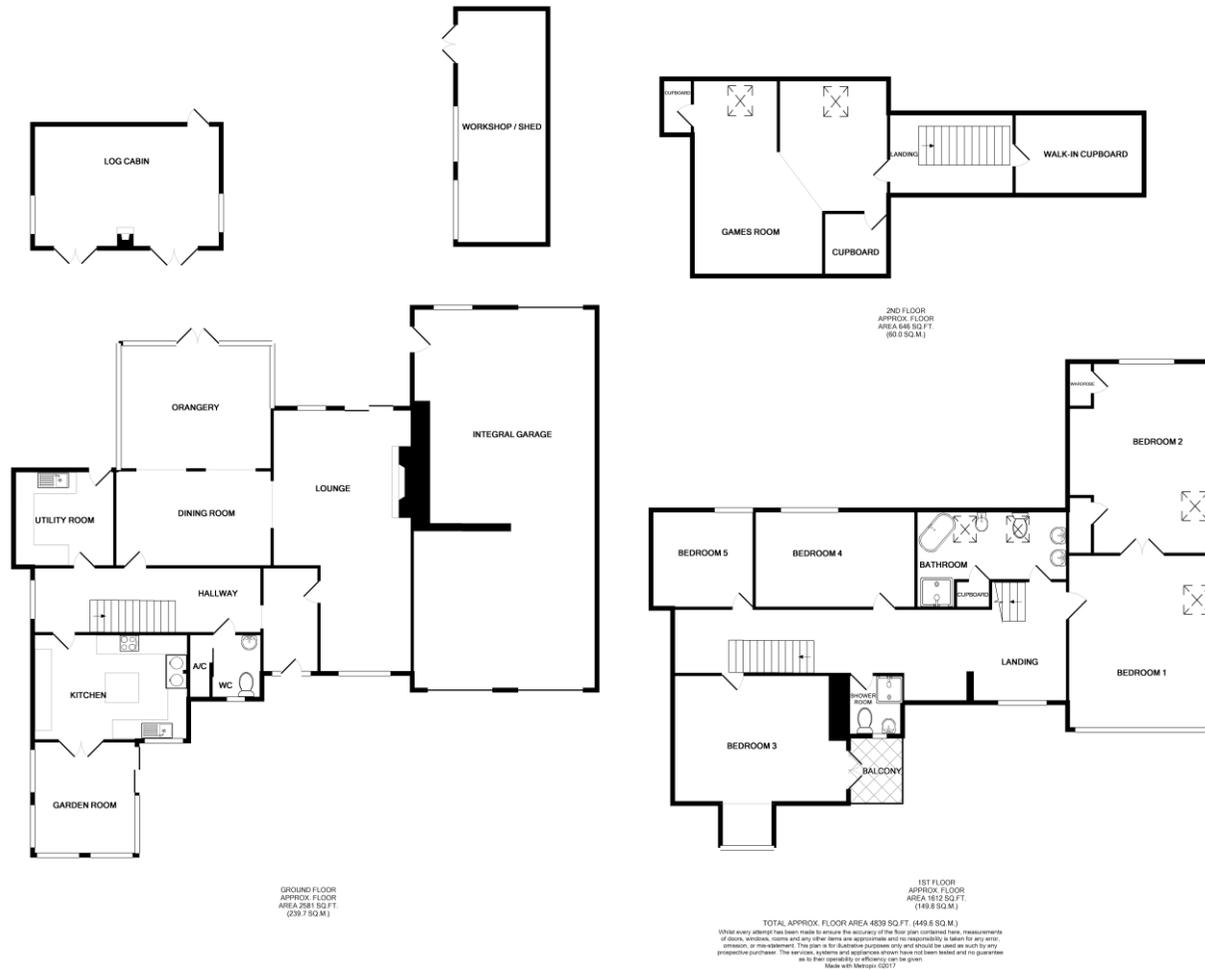
Home from home and just the place to relax and unwind... This summer house has a vaulted ceiling with beams and inset spotlights. Laminate flooring with under floor heating, double glazed window, TV, power points and wood burner in situ. French double glazed doors out to the veranda which measures 25' 8" x 7' 4" (7.83m x 2.26m).

GARAGE

18' 4" x 18' 7" (5.60m x 5.67m narrowing to 4.95m)

Fantastic integral double garage has 2 independent up and over doors, light, power, window, and personal door out to the rear garden.

WAVENEY DISTRICT COUNCIL TAX - BAND D



Services
Waveney District Council
Tax - D
EPC Rating - D

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.