

# HARDIMANS



**16 Bishops Walk**  
Gunton, Lowestoft, NR32 4JN  
**Offers Over £270,000**





## 16 Bishops Walk, Gunton, Lowestoft, Suffolk, NR32 4JN

What a great location set on a quiet road in the highly desirable Gunton area. The property offers a rare opportunity to acquire a detached bungalow with lovely gardens which provides a superb renovation project to create that perfect home you've always dreamed of. Offering great potential to extend and improve, this property is all about what it will become and we strongly urge an early viewing to avoid disappointment.

### **COVERED ENTRANCE**

part glazed door to

### **ENTRANCE HALL**

8'3" x 3'4" (2.54 x 1.03)

### **INNER HALLWAY**

9'11" x 8'1" max (3.04 x 2.47 max)  
access to roof void, built-in cloaks cupboard, boiler cupboard housing a gas boiler heating a warm air heating system, wall mounted electric radiator.

### **LOUNGE**

19'3" x 14'4" (5.88 x 4.39)  
square bay window with upvc double glazing overlooking the rear garden, additional high level window, electric radiators.

### **KITCHEN/DINER**

16'1" x 11'9" max (4.92 x 3.59 max)  
Kitchen area fitted in a range of bae and wall units, single drainer sink, recess and plumbing for automatic washing machine, electric cooker panel, plumbing for washing machine, pantry cupboard housing an Ideal gas combination boiler heating domestic hot water only, wall mounted electric panel heater, upvc double glazed window overlooking the rear garden.

### **REAR LOBBY**

6'4" x 2'59" (1.95 x .79)  
built-in shelved cupboard, gas meters, upvc double glazed side door.







#### **BEDROOM 1**

9'0" x 12'4" (2.75 x 3.78)  
upvc double glazed window overlooking the front garden, electric radiator.

#### **BEDROOM 2**

8'10" x 9'11" (2.71 x 3.04)  
upvc double glazed window overlooking the front garden, electric radiator.

#### **BATHROOM**

5'10" x 5'1" (1.78 x 1.55)  
cased bath, hot and cold shower mixer, vanity washbasin, part tiled walls, heated towel rail, infrared wall heater, extractor fan, upvc opaque glazed window.

#### **SEPARATE WC**

5'10" x 2'6.5" (1.79 x .81)  
low level wc, tiled floor, upvc opaque glazed window.

#### **OUTSIDE**

To the front, gardens laid to lawn, brick retaining walls, well stocked flower and shrub borders, tarmac driveway leading to garage. To the side, concrete pathway. To the rear, good size attractive gardens laid mainly to lawn enclosed by brick retaining walls and timber fencing, well stocked shrub borders, fruit trees, paved patio area, greenhouse and garden store. The property enjoys a particularly pleasant Westerly aspect. Adjoining the rear of the property is a garden room.

#### **INTEGRAL GARAGE**

16'11" x 8'5" (5.17 x 2.57)  
with power and light, remote control up and over door, upvc opaque glazed window.

#### **GARDEN ROOM**

8'10" x 3'14.11" (2.71 x .96)  
sealed unit double glazing, poly carbonate roof.

#### **COUNCIL TAX BAND**

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Floor Plan



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

