



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 .259'2" (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 .265'8" (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 .314'11" (2.71 x .96)
sealed unit double glazing, poly carbonate roof.

COUNCIL TAX BAND

C

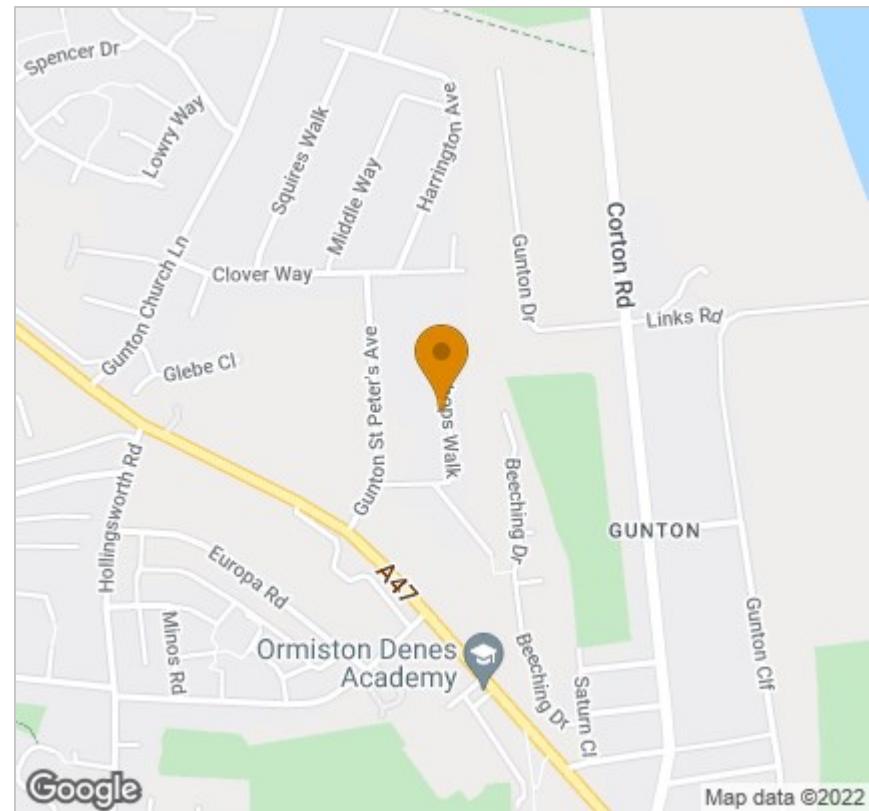


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2021

Area Map



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

