

HARDIMANS



48 Gainsborough Drive
, Lowestoft, NR32 4NH
Offers Over £270,000



48 Gainsborough Drive, Lowestoft, Suffolk, NR32 4NH

Situated in the sought-after Gunton location of Lowestoft, this detached bungalow on Gainsborough Drive offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat.

The bungalow's layout is designed to maximise space and light, creating a welcoming environment for both relaxation and entertaining. The property benefits from its proximity to Gunton Woods, providing a serene backdrop for leisurely walks and outdoor activities. Additionally, the stunning North Beach of Lowestoft is just a short distance away, offering the perfect spot for seaside enjoyment.

Entrance/Hallway

uPVC double glaze door, built in storage cupboard, seating and storage cupboards, access to loft, radiator and coved ceiling.

Primary Bedroom

uPVC double glaze window to front aspect, built in wardrobe, radiator and coved ceiling.

Bedroom Two

uPVC double glaze window to front aspect, radiator and coved ceiling.

Bedroom Three

uPVC double glaze window to front aspect, radiator and coved ceiling.





WC

uPVC double glaze window to side aspect, low level WC, wood effect flooring and coved ceiling.

Bathroom

uPVC double glaze window to side aspect, low level WC, handwash basin, bath with electric shower over bath, extractor fan, radiator and wood effect flooring.

Sitting/Dining Room

Double aspect uPVC double glaze windows to rear aspect, radiators and coved ceiling.

Kitchen

uPVC double glaze window to rear aspect, uPVC double glaze door to side aspect, cupboards and drawers under, cupboards above, worktop space, tile splashback, two sinks with hose tap, space for four appliances, extractor fan, coved ceiling and wood effect flooring.

Outside

To front - Lawn with path to front door.

To rear – Mainly laid to lawn, patio areas, standing for shed, two side access gates, borders, raised beds and fully enclosed with brick wall surround. shed window and partially converted into workshop.



Garage

Garage door, internal door to office and driveway.



Office

Door to garden, internal door to garage and power

TENURE

Freehold

COUNCIL TAX BAND

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: FTTP - Maximum speeds

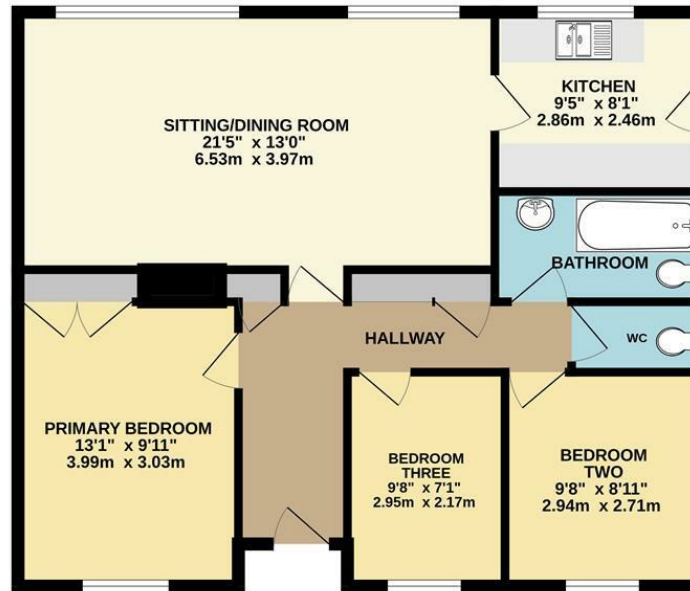
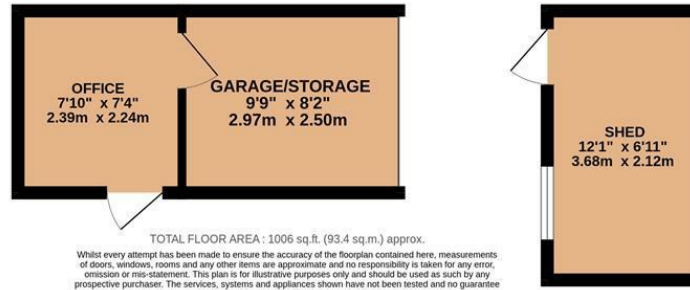
* Mobile: Full coverage

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.





Floor Plan




GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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