Bycroft
ESTATE AGENTS









21 Gunton St. Peters Avenue

Lowestoft, NR32 4JP

£1,250 pcm

EPC Rating D

www.bycroftestateagents.co.uk lettings@bycroftestateagents.co.uk 01493 844489

Freshly decorated throughout, this deceptively spacious, three bed, detached, bungalow is positioned within a good sized plot with brand new fitted kitchen and bathroom as well as parking to the front. Available immediately, and ideally located within a short distance of schools for all ages and all local amenities.

ENTRANCE LOBBY
tiled floor leading into hallway; brand new LVT flooring; radiator. Doors to all rooms.

BEDROOM ONE
11' 9" x 10' 5" (3.6m x 3.2m) carpet; radiator; double glazed window to front aspect.

BEDROOM TWO
10' 5" x 8' 10" (3.2m x 2.7m) carpet; radiator; double glazed window to front aspect.

BEDROOM THREE
7' 10" x 7' 10" (2.4m x 2.4m) carpet; radiator; double glazed window to side.

BATHROOM
11' 1" x 5' 10" (3.4m x 1.8m) newly fitted LVT flooring; new white suite comprising of low level wc; hand wash basin; bath with mixer tap and shower head attachment over; screen to side; wall mounted towel warmer/radiator; double glazed window to side.

LOUNGE
14' 1" x 14' 5" (4.3 max x 4.4m) carpet; radiator; double glazed window to rear. Sliding patio door to;

CONSERVATORY
10' 5" x 6' 10" (3.2m x 2.1m) tiled floor; windows surrounding overlooking the garden; further sliding patio door into the garden.

KITCHEN/ DINING ROOM
13' 1" x 11' 1" (4.0m x 3.4m) newly fitted LVT flooring; newly fitted wall and base units with draw unit and work surface over; 1½ stainless steel sink unit; built-in electric oven with stainless steel splashback behind and extractor hood over; space for appliances; double glazed window to rear and side garden aspects; double glazed door into the garden.

OUTSIDE
To the front is a good sized plot with mature bushes and shrubs and shingled area providing parking for at least two vehicles. To the rear is a pleasant, mature garden with hard standing patio area, access into Conservatory and gate leading to the front.

AGENTS NOTE
Please note the garage and driveway are not included in the rental and the driveway is not to be parked on. As noted above there is parking to the front.

COUNCIL TAX
The property is currently listed as Band C.

VIEWINGS Strictly by appointment with the letting agents, BYCROFT LETTINGS, tel: 01493 844489.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements