



39 Gunton Drive, Gunton

Offers in Region of £450,000

39 Gunton Drive

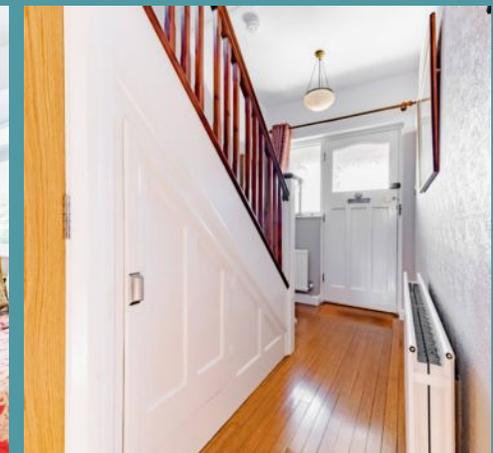
Gunton, Lowestoft

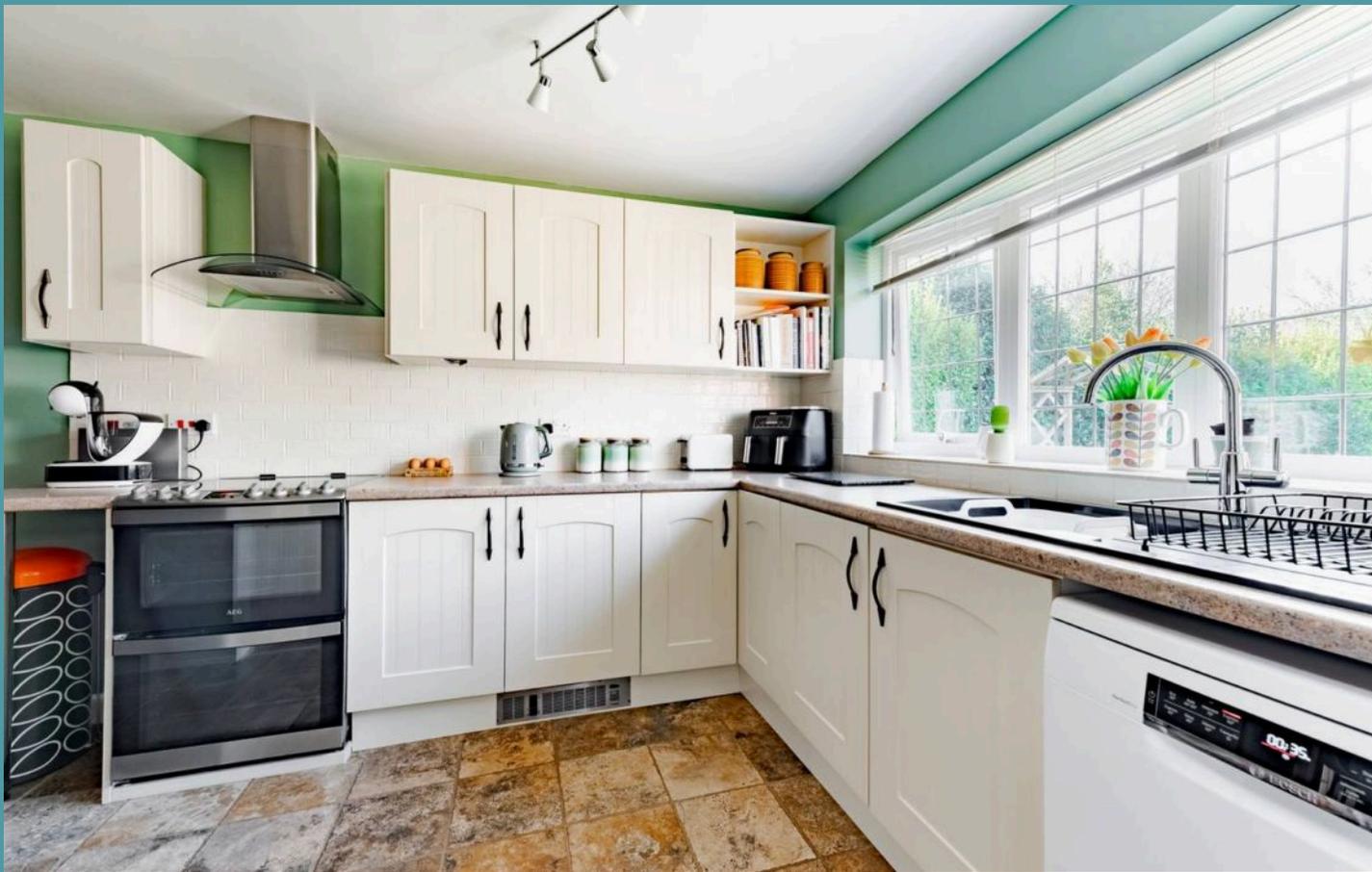
Find character and refinement in this beautiful bay-fronted detached residence in the sought-after area of Gunton. Sitting moments away from the scenic beach, this exceptional family home has undergone recent upgrades including a new Worcester boiler installed in January 2023, UPVC double glazed windows with shutter blinds and oak fire doors. Its interior has the flexibility to adapt to your own preferences and style, showcasing a grand reception room, an open-plan kitchen/dining room, three bedrooms and a new modern bathroom, complemented by a sizeable west-facing garden, a brick-weave driveway and a garage. Don't miss the chance to experience all this residence has to offer.

Gunton, Lowestoft

Gunton is a suburb of Lowestoft, in the East Suffolk district, in the English county of Suffolk. Gunton drive is just a short walk away from the coast, perfect for long family walks with the beautiful seaside scenery. There are several schools in the area to suit all ages, as well as range of amenities with the town centre being within easy reach, including a range of shops, a Post Office, bus routes and Lowestoft Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.

Gunton is situated in the wonderful seaside destination of Lowestoft, steeped in history and offering the balance of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and serene moments amidst nature's beauty.





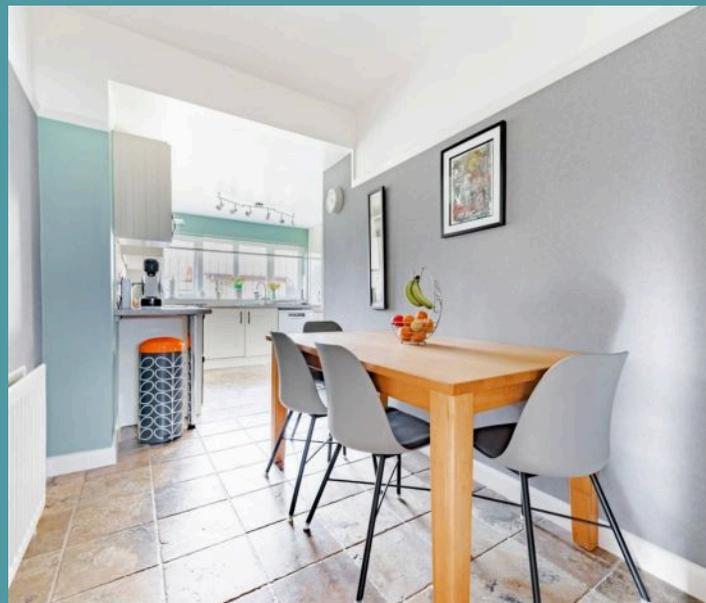
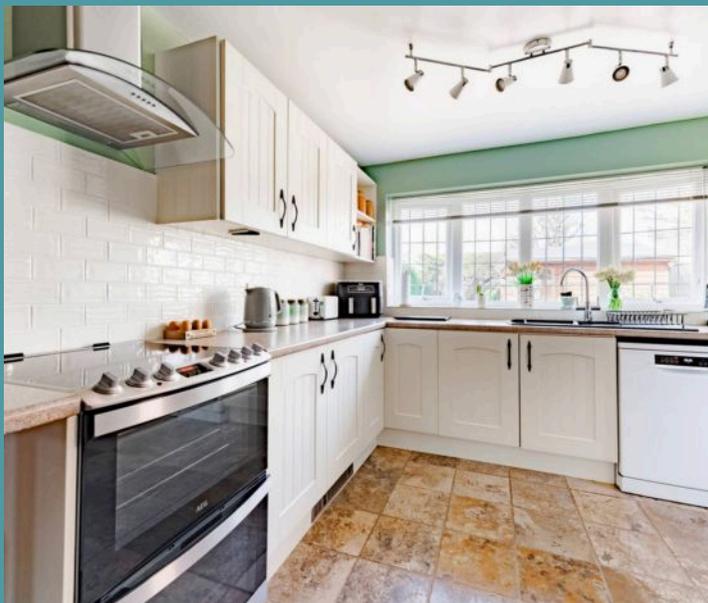
39 Gunton Drive

Gunton, Lowestoft

Positioned down a quiet cul-de-sac, this properties façade gives you a hint of the high standard that continues throughout the interior. A brick-weave driveway provides ample off-road parking, whilst the garage has spaces for your washing machine and tumble dryer, as well as a sink/drainer and a mixer tap.

Step inside, where you are welcomed into a bright and airy porch suitable for storing your outdoor wear, leading into the entrance hall. You are instantly drawn to the grand reception room, that is filled with an abundance of natural light from the large bay window and French doors. The decorative feature fireplace adds a warm touch, inviting relaxation and entertaining.

The heart of this home lies in the open-plan kitchen/dining room, a space designed with both form and function in mind. Equipped with a range of wall and base units, appliances, and plenty of storage space, to enhance your cooking experience. Seamlessly flowing into the dining area, encouraging intimate family meals or socialising with loved ones.





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Gunton, Lowestoft

Accommodating the needs of a growing family or those who require additional living space, this first floor offers three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the flexibility to be a home office, dressing room or a guest room, depending on your own preferences. The new contemporary bathroom suite, recently refurbished to a high standard, comprises of a three piece suite with vanity units for storage.

Beyond the confines of the home lies a generous size, west-facing garden, offering endless possibilities for outdoor activities and enjoyment, whether that is gardening, hosting family bbqs or simply relaxing in the afternoon sunshine. The maintained lawn is bordered by planted beds, mature trees and shrubbery, adding character to the space. With the addition of a summerhouse, with power and light, as well as a timber shed for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in privacy and seclusion.

Recent upgrades includes a new Worcester boiler installed in January 2023, UPVC double glazed windows with shutter blinds, and oak fire doors, ensure that this home offers modern comforts alongside its timeless elegance.





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Agents notes

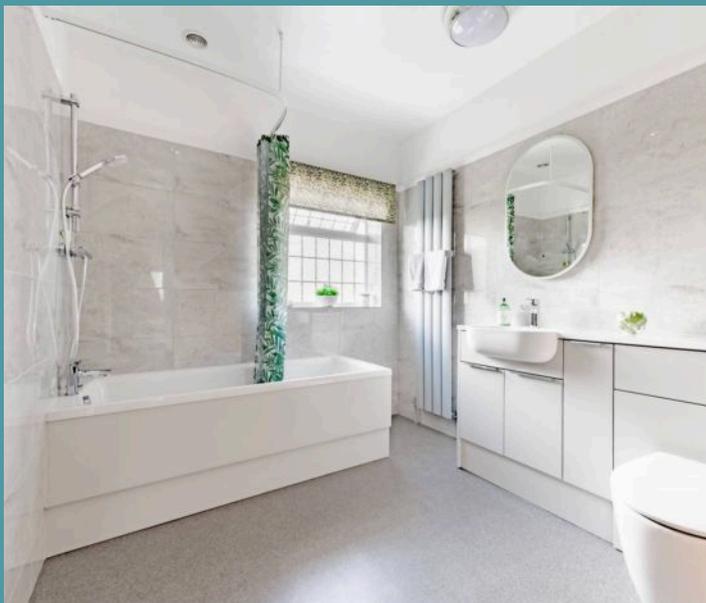
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

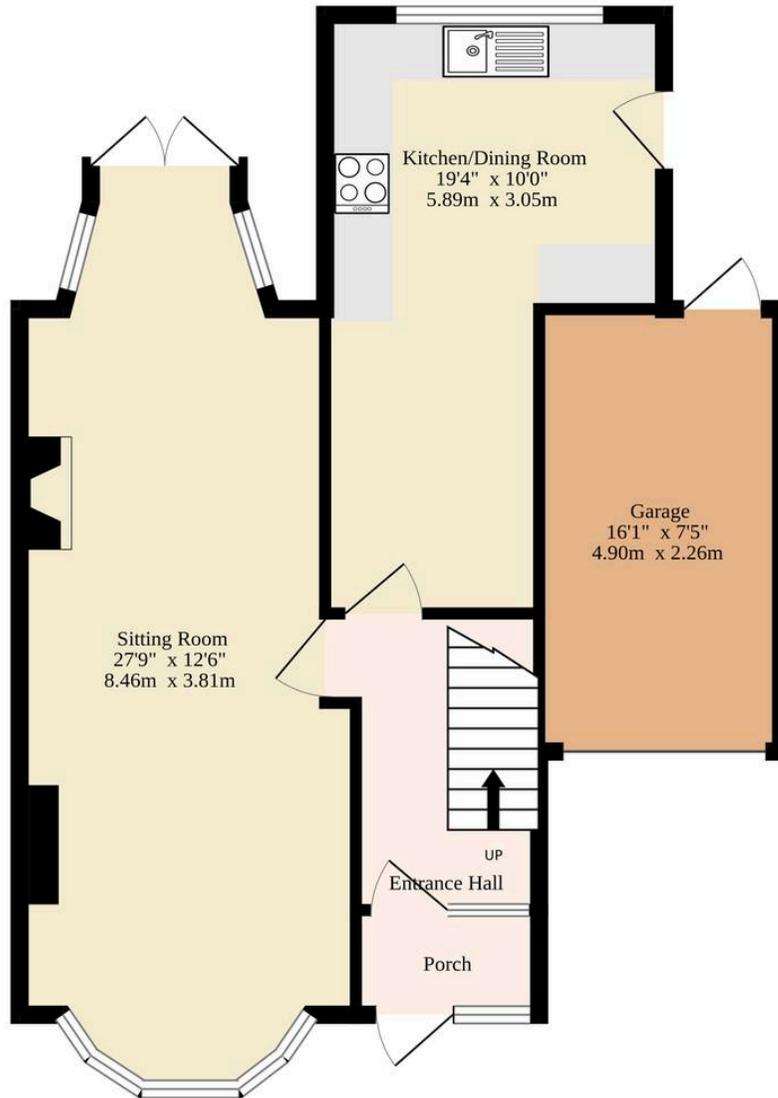
Heating system - Gas central heating.

Council Tax Band: D

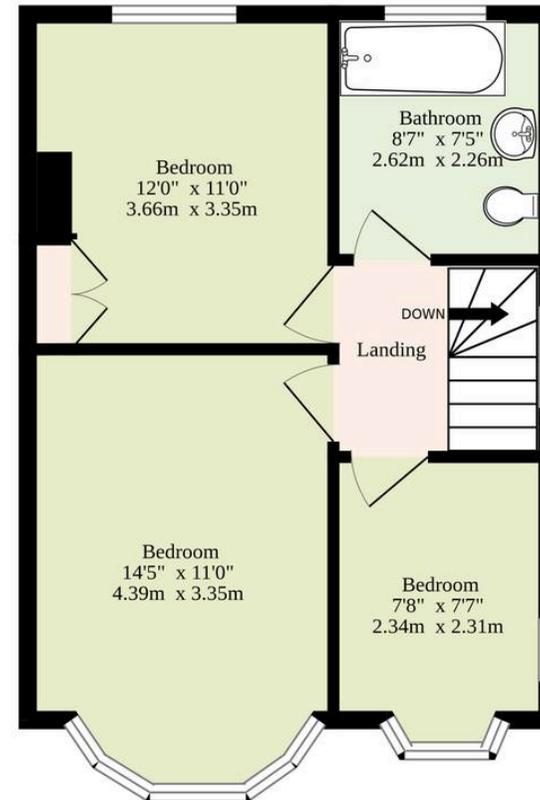
- Detached residence down a quiet cul-de-sac in the sought-after area of Gunton, in Lowestoft
- Beautiful family home with spacious and flexible accommodation that can adapt to your own preferences and style
- Grand reception room accentuated by a decorative feature fireplace, a large bay window and French doors, inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with wall and base units, appliances and plenty of storage space, to be able to cook your favourite meals
- Three bedrooms and a new modern bathroom suite
- Generous size garden that is well-kept and fully enclosed for privacy and seclusion
- Brick-weave driveway providing ample off-road parking and a garage for storage options
- New Worcester boiler installed in January 2023, UPVC double glazed windows complemented by shutter blinds throughout and oak fire doors
- A short walk to the coast, within easy reach to local shops, schools for all ages, healthcare facilities, bus routes and the town centre



Ground Floor
752 sq.ft. (69.9 sq.m.) approx.



1st Floor
442 sq.ft. (41.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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