



23 Gunton Church Lane, Gunton

In Excess of £625,000



# 23 Gunton Church Lane

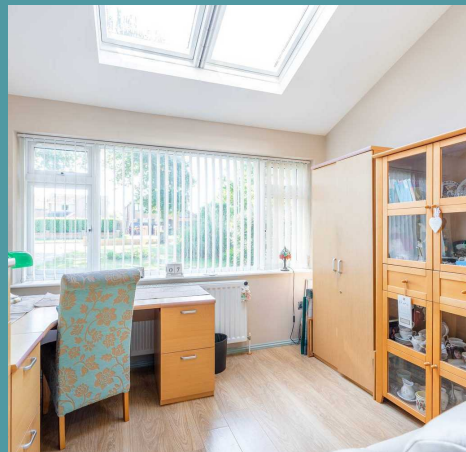
Gunton, Lowestoft

Welcome to this remarkable detached residence, overflowing with potential and offering the perfect setting for family living. Situated on a generous size plot on a highly sought-after road in Gunton, in close proximity to local walks, woodland and the coast. Offering a contemporary interior, versatile layout, a beautifully landscaped garden, desirable location and a hot tub jacuzzi that is included in the sale. Don't miss your chance to acquire this exquisite residence.

## LOCATION

Gunton is a suburb of Lowestoft, in the East Suffolk district, in the English county of Suffolk. Gunton beach is just a short stroll away, perfect for long family walks with the beautiful seaside scenery. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and 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 offers a delightful blend 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 tranquil moments amidst nature's beauty.







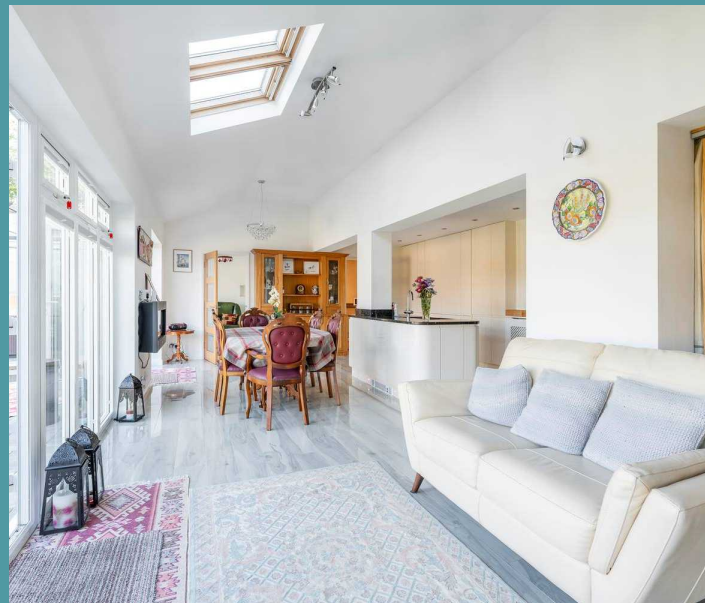
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Upon arrival is a delightful first impression to this detached residence, which continues to impress throughout. The brick-weave driveway greets you, providing off-road parking for all family members and visitors. Whilst the double garages offers additional secure parking or storage options, with power, lighting and an up and over door for access.

Welcome into the bright and airy porch, leading into the entrance hall. Immediately capturing your attention with its warm and inviting ambience, is the comfortable sitting room. Opening into the versatile study, suitable for someone looking to work from home, or alternatively can be a playroom for larger families.

At the heart of the home lies an incredible open-plan kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday family living. Well-equipped with high quality fixtures and fittings, including fitted units, integrated appliances and a central island, to socialize and enjoy home-cooked meals. The presence of double doors open into the garden, perfect for your summertime hosting and entertainment. The kitchen is complemented by a comfortable snug and a utility room, for your additional storage space and laundry essentials.







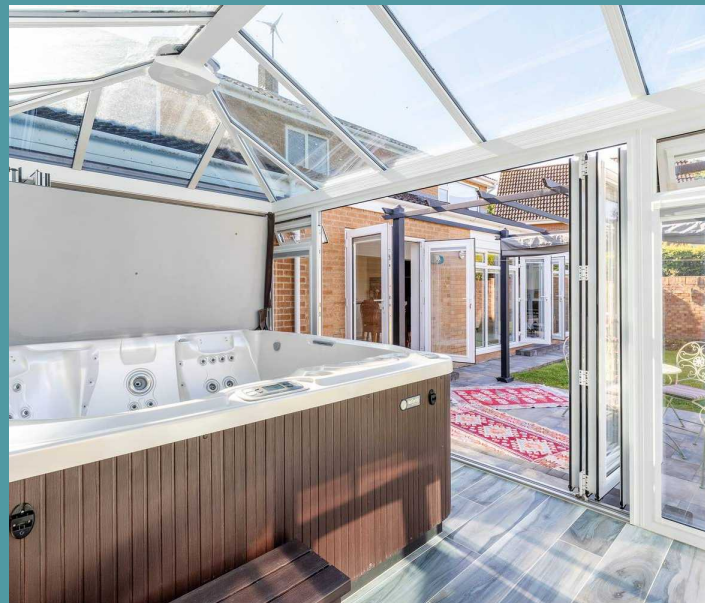
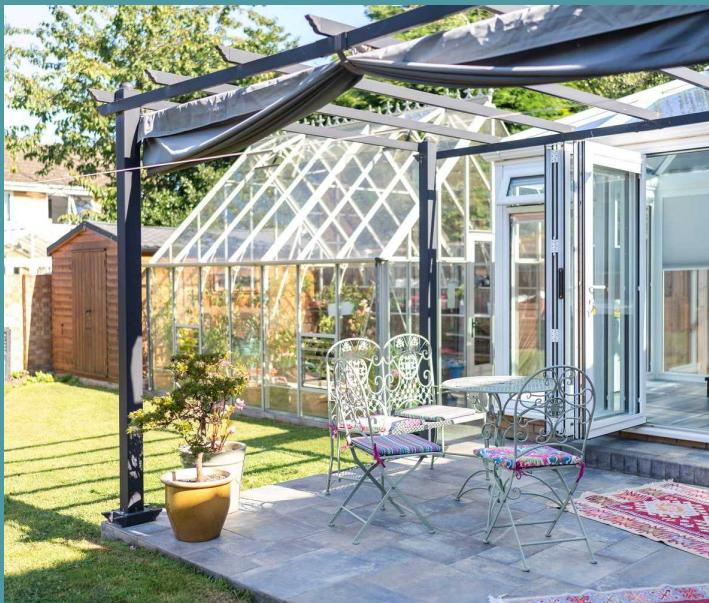
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Further enhancing the properties overall appeal, is a sunlit conservatory, offering a peaceful space to enjoy the views of the landscaped garden. To top it off, a hot tub is included in the sale, providing the perfect spot for relaxation or hosting occasional parties.

Ascend to the first floor, where you will encounter a lounge that can be customised to suit your needs, whether as a playroom, home office, dressing room or additional bedroom. This floor also comprises four bedrooms, each designed to offer relaxation and privacy. Completed with a bathroom, accommodating all residents in the household.

Step outside into the westerly oriented landscaped garden, where you'll find a pergola, greenhouse, summerhouse, and a storage shed. This outdoor space caters to the needs of each individual preference whether that is gardening, outdoor dining, or simply basking in the sun. Overall, it is fully enclosed so you can enjoy in seclusion.







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### FIXTURES AND FITTINGS

Kitchen - Italian porcelain tile flooring, x2 velux window, granite work surfaces, double oven, induction hob, touch screen colour changing extractor hood, fitted water softener, integrated fridge/freezer and an electric fireplace.

Summerhouse - 8 x 2 summerhouse is insulated, has electricity and connects to the Wifi.

Please call our office for further fixtures and fittings details.

### AGENTS NOTES

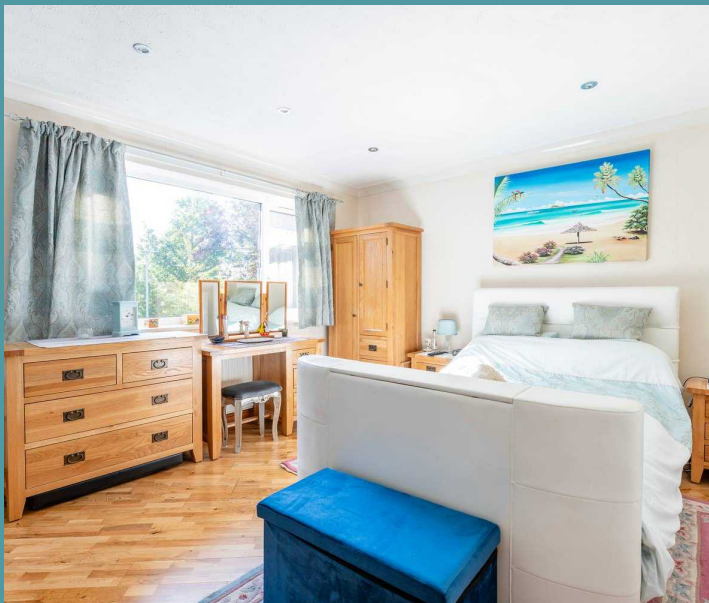
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

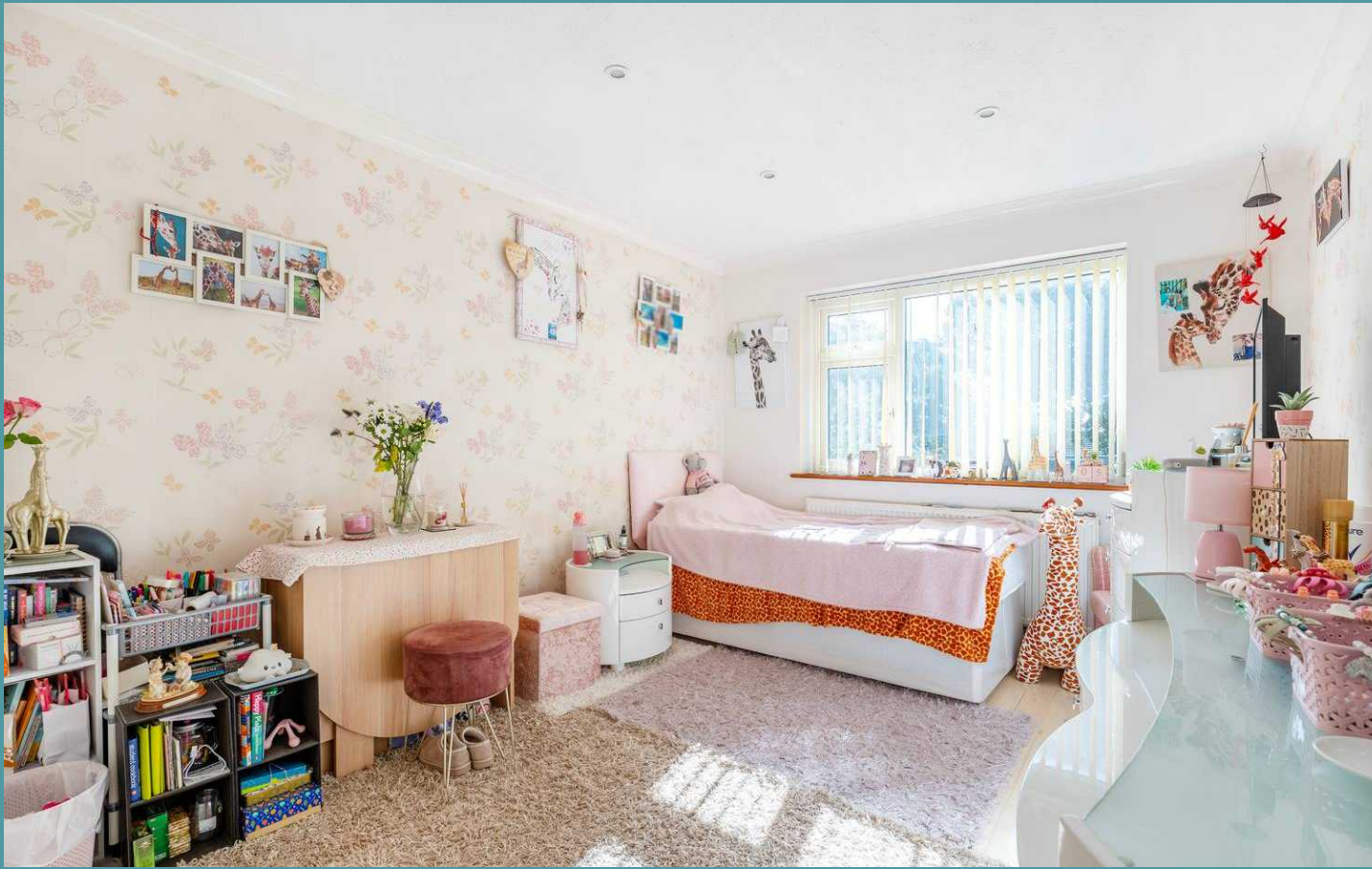
Heating system - Gas central heating system.

New boiler in January 2024.

Council Tax Band: E







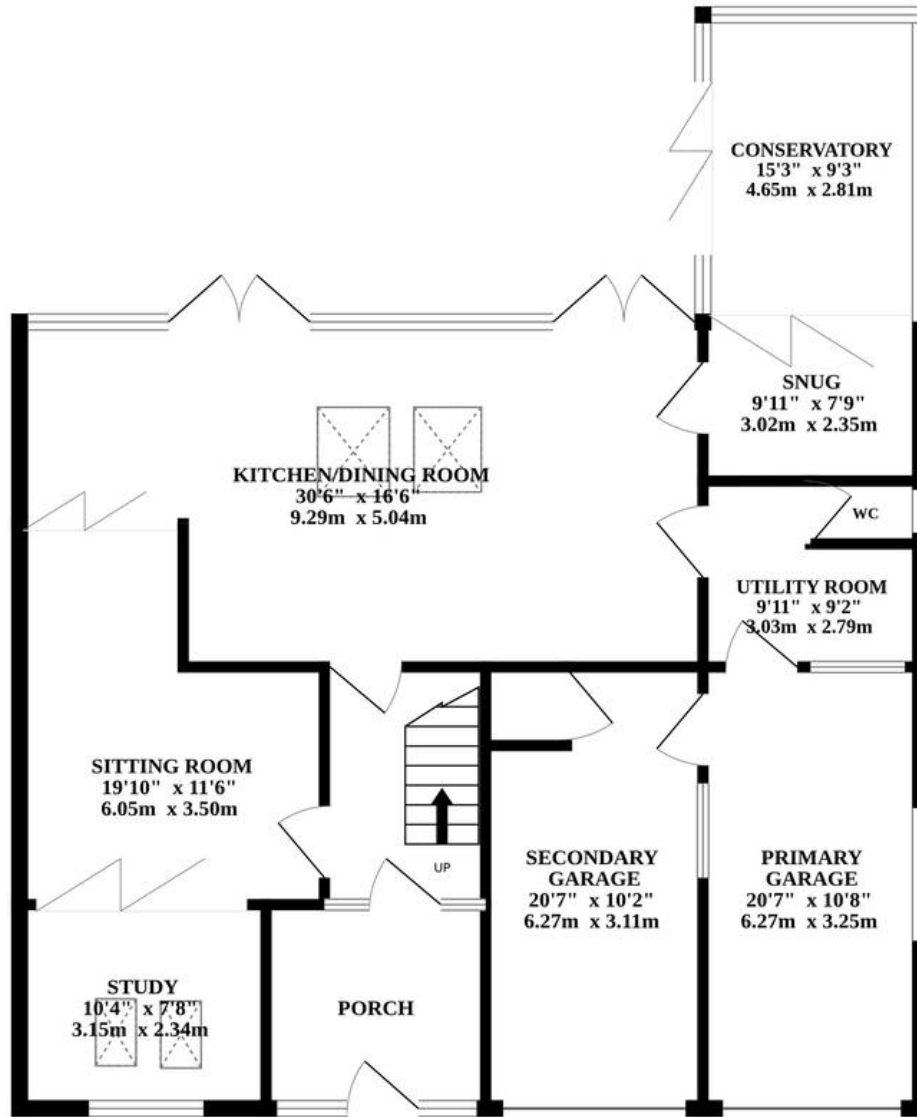
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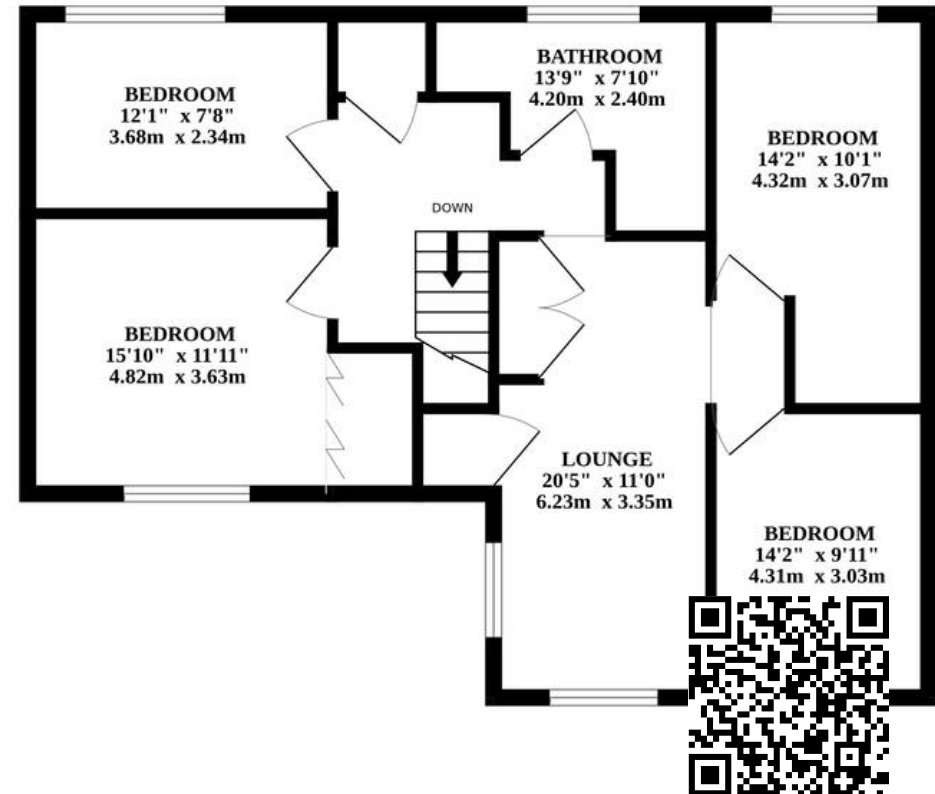
- REMARKABLE DETACHED RESIDENCE - FULL OF POTENTIAL
- SITTING ON A GENEROUS SIZE PLOT - PERFECT FOR FAMILY LIVING
- COMFORTABLE SITTING ROOM & A VERSATILE STUDY
- INCREDIBLE OPEN-PLAN KITCHEN/DINING ROOM - UTILITY ROOM, SNUG & WC
- SUNLIT CONSERVATORY - HOT TUB INCLUDED IN THE SALE
- FIRST FLOOR VERSATILE LOUNGE, FOUR BEDROOMS & A FAMILY BATHROOM
- WESTERLY ORIENTED LANDSCAPED GARDEN - PERGOLA, GREENHOUSE, SUMMERHOUSE & A STORAGE SHED
- DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING & TWO GARAGES
- EXTREMELY SOUGHT AFTER ROAD IN GUNTON - LOCAL WALKS, WOODLAND & THE BEACH NEARBY
- IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND NATURAL SURROUNDINGS



## GROUND FLOOR



## 1ST FLOOR



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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