



22 Clover Way, Gunton

Offers in Region of £395,000



# 22 Clover Way

Gunton, Lowestoft

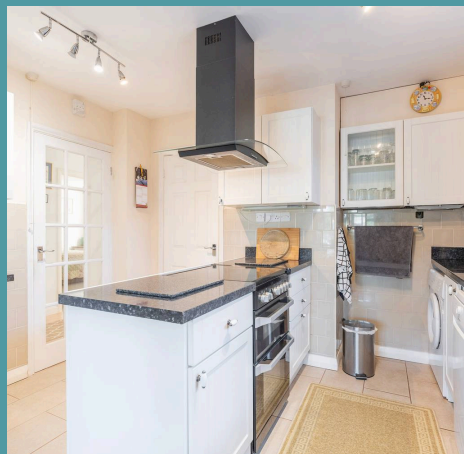
This three bedroom detached bungalow presents a rare opportunity for those looking to downsize without compromising on comfort, style, or convenience. Situated down a quiet road in Gunton, a short distance away from the coast, within easy reach to a wide range of amenities that Lowestoft and the surroundings areas have to offer. Don't miss the chance to acquire this delightful home and experience all it has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:







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### 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.

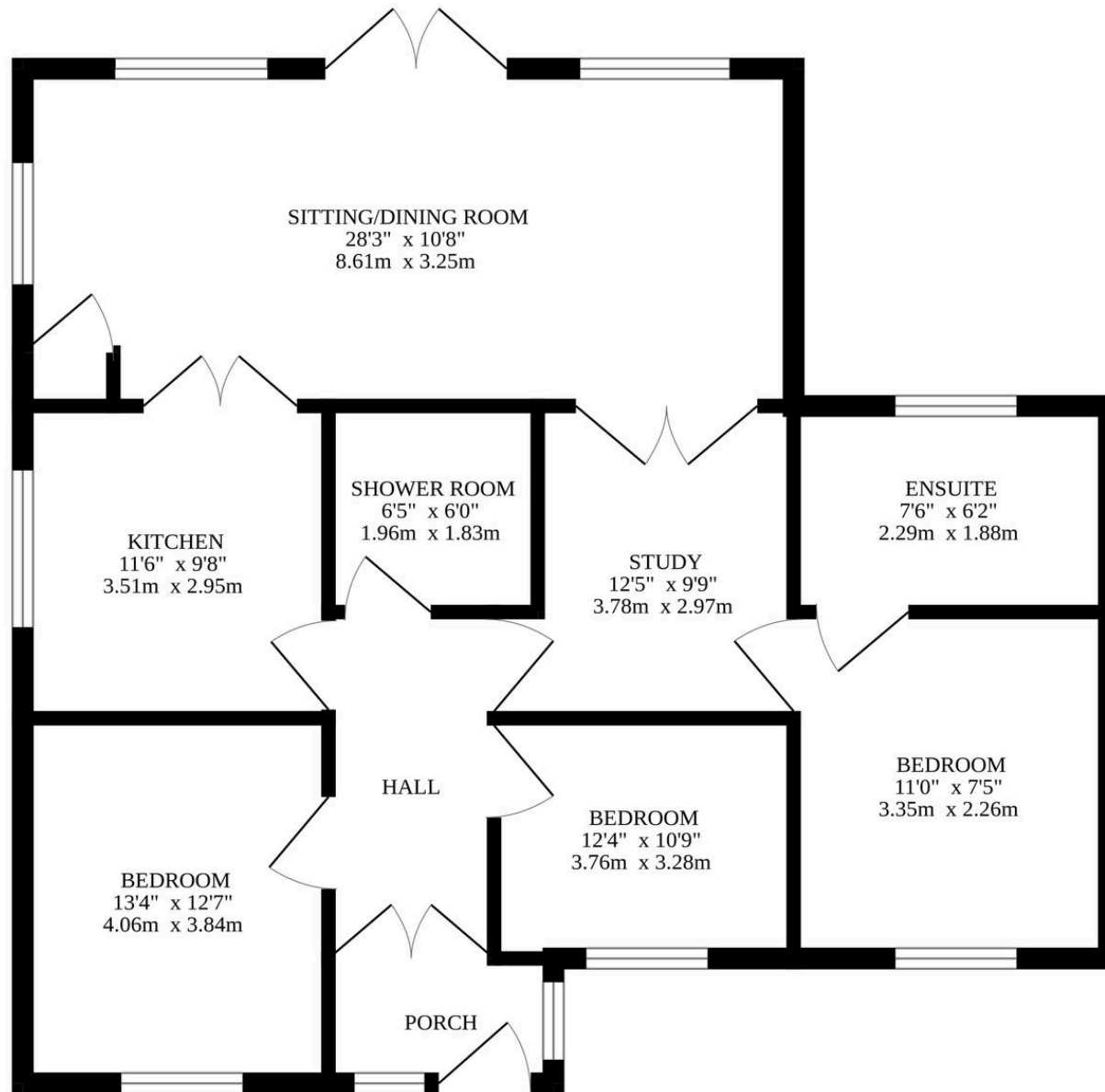
Gunton is situated in the wonderful seaside destination of Lowestoft, steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the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

### CLOVER WAY

Upon entering the property, you are greeted by a sense of warmth and sophistication. The well-equipped kitchen serves as the heart of the home,



## GROUND 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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