



1 Lyndhurst Road, Gunton

In Excess of £460,000

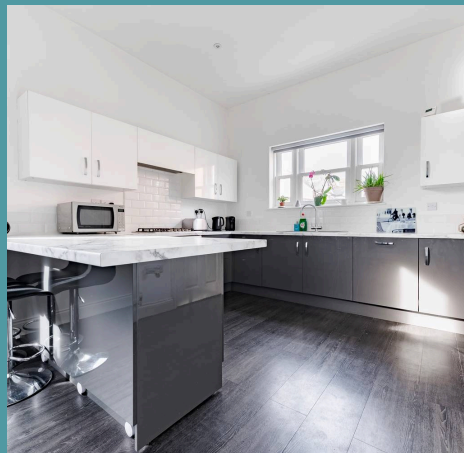
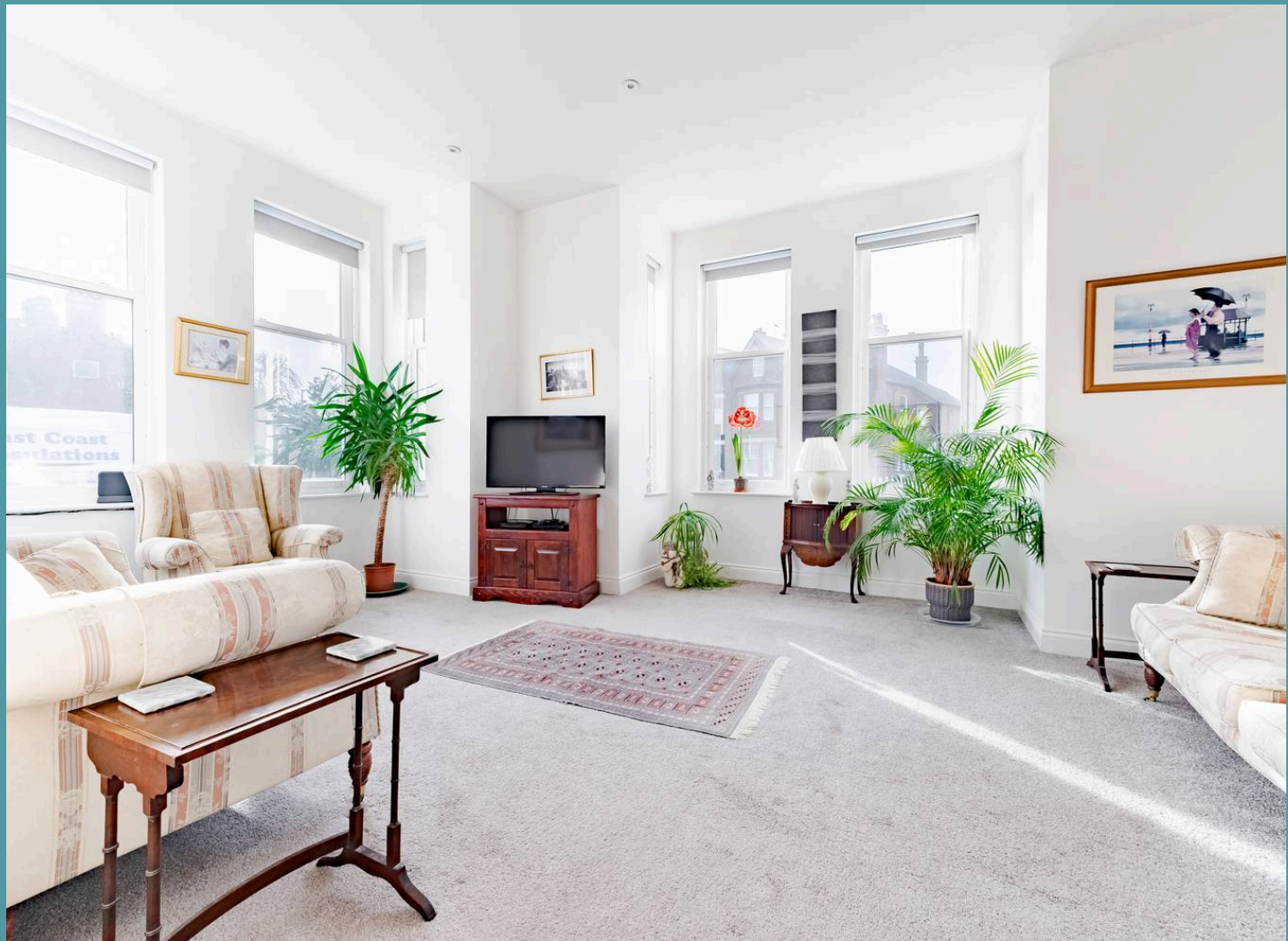
1 Lyndhurst Road

Gunton, Lowestoft

Sitting on a large corner plot in Gunton, lies this Edwardian style residence that was recently re-built to an exceptional standard, just moments away from the coast. Set across three floors, its interior showcases a spacious layout with high ceilings and contemporary fixtures and fittings. Including an inviting sitting room with Sash window, an open-plan kitchen/dining room with a utility room, four double bedrooms, a versatile study, two private en-suites and a family bathroom. Externally, you benefit from a low maintenance garden that is fully enclosed and a wrap-around resin driveway providing ample off-road parking. Experience all this residence has to offer and make it your family home.

Location

Gunton is a suburb of Lowestoft, in the East Suffolk district, in the English county of Suffolk. This home is set in the perfect location to sit back and listen to the sounds of the sea from your doorstep. Gunton beach is moments away, as well as Corton Beach just down the road, perfect for long family walks with the beautiful seaside scenery. Two beautiful parks can be found nearby, Bell Vue Park and Sparrows Nest, perfect for walking your dog or enjoying the sun. A variety of schools and local amenities surround the property and fantastic travel links are just a short distance away providing access to Lowestoft Town Centre, Great Yarmouth, Norwich and Beccles.



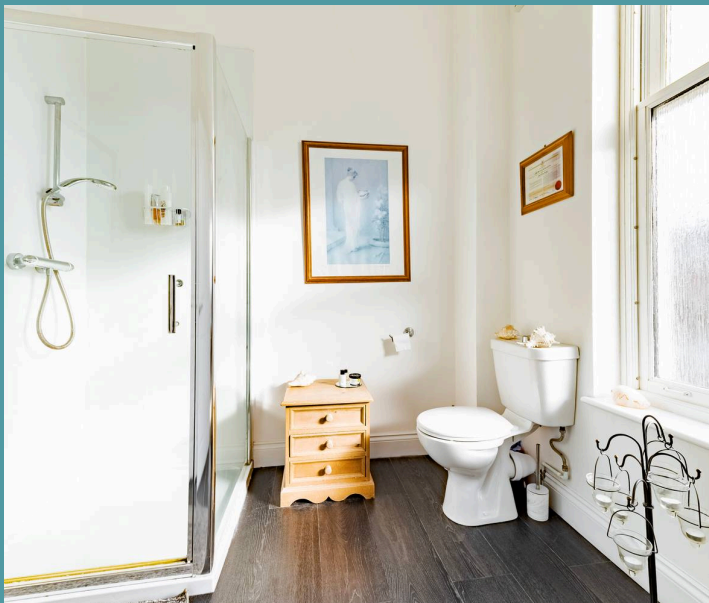


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Gunton, Lowestoft

Welcome inside where you are greeted by a bright and airy entrance hall, complemented nicely by a convenient WC. Your attention is instantly drawn to the spacious sitting room, where Sash windows flood the room with an abundance of natural light, creating an inviting space for relaxation during the evenings and entertaining guests. The reception space extends further in the formal dining room, encouraging intimate family meals or hosting loved ones.

The heart of the home lies in the kitchen/dining room, equipped with high-quality fixtures and fittings, including sleek wall and base units, integrated appliances and a breakfast bar unit for socialising whilst cooking. Seamlessly flowing into the dining area, that encourages intimate family meals or hosting loved ones. Completed with a functional utility room, for your laundry essentials and additional storage.



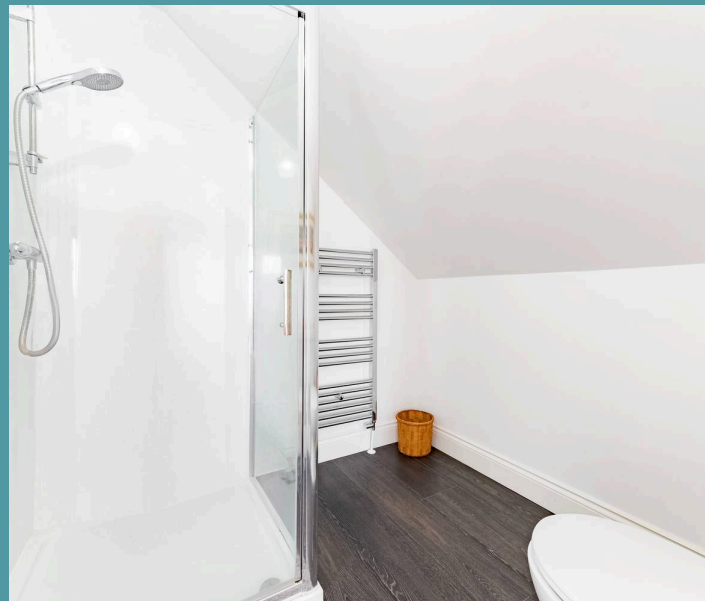
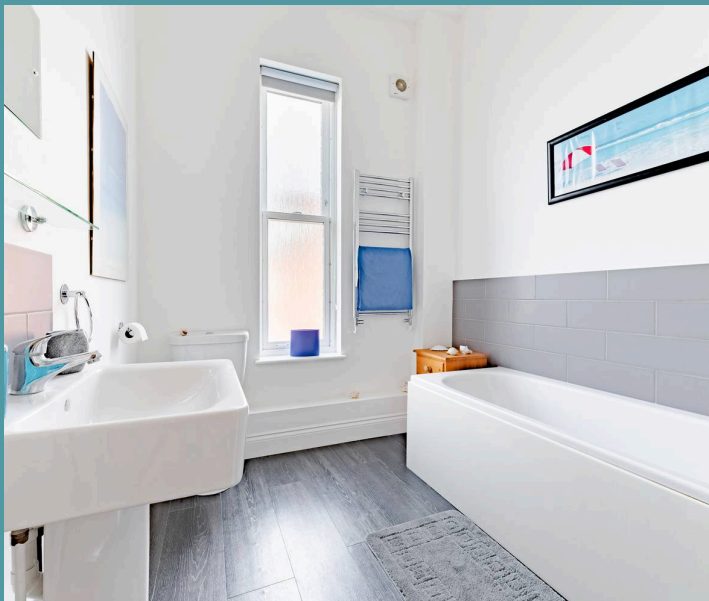


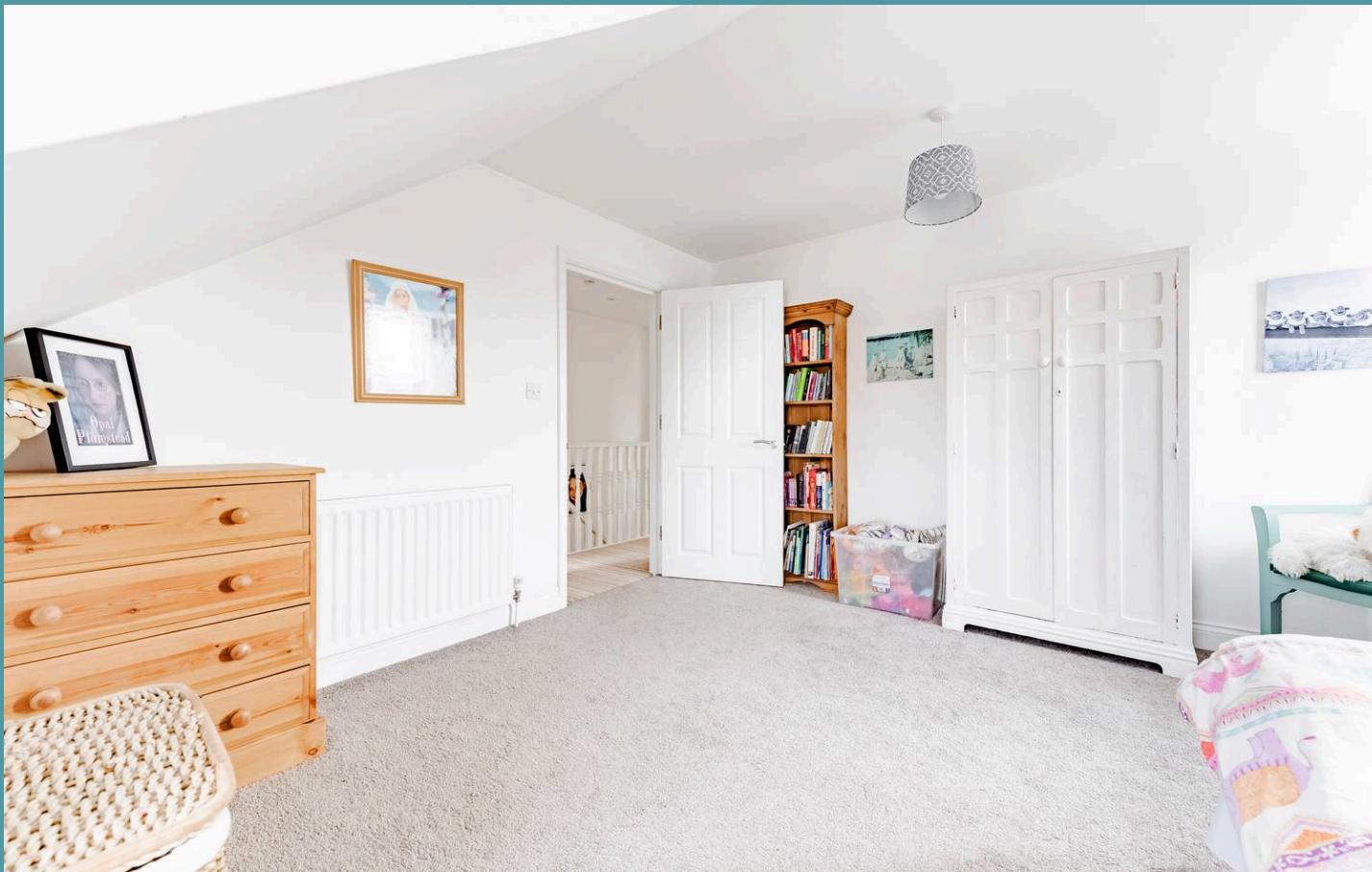
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Ascend the staircase to the upper floors, where you will encounter a total of four large double bedrooms, each thoughtfully designed with the utmost comfort and privacy. An additional smaller room can adapt to your own lifestyle preferences, whether that is a home office, playroom, dressing room or guest rooms. The two principal bedrooms flaunt private en-suites, while the remaining rooms share a family bathroom. Eaves storage can be found on the second floor, with ample amount of storage for your seasonal items and personal belongings.

Outside, you'll discover a low maintenance private garden, that is primarily artificial lawn, with a stone patio area for your outdoor seating arrangements. The timber shed is ideal for storing your garden equipment and tools. A Resin driveway wraps around the front of the residence, providing ample off-road parking for all residents and visitors.

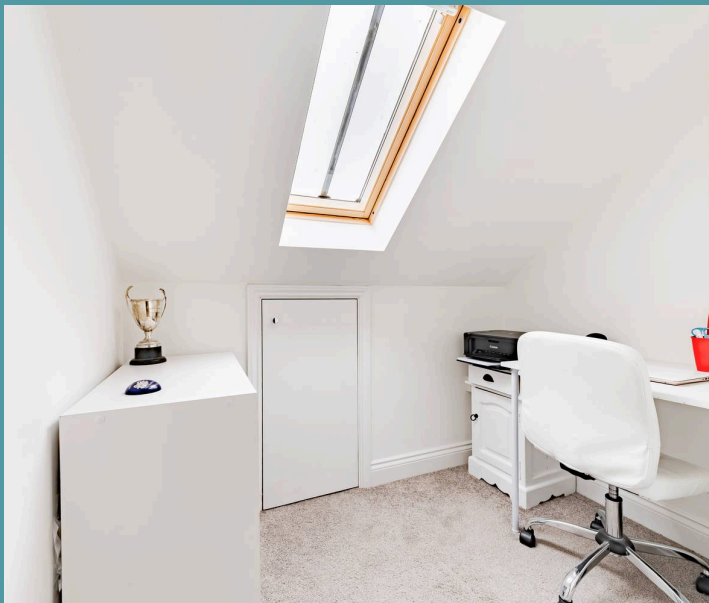




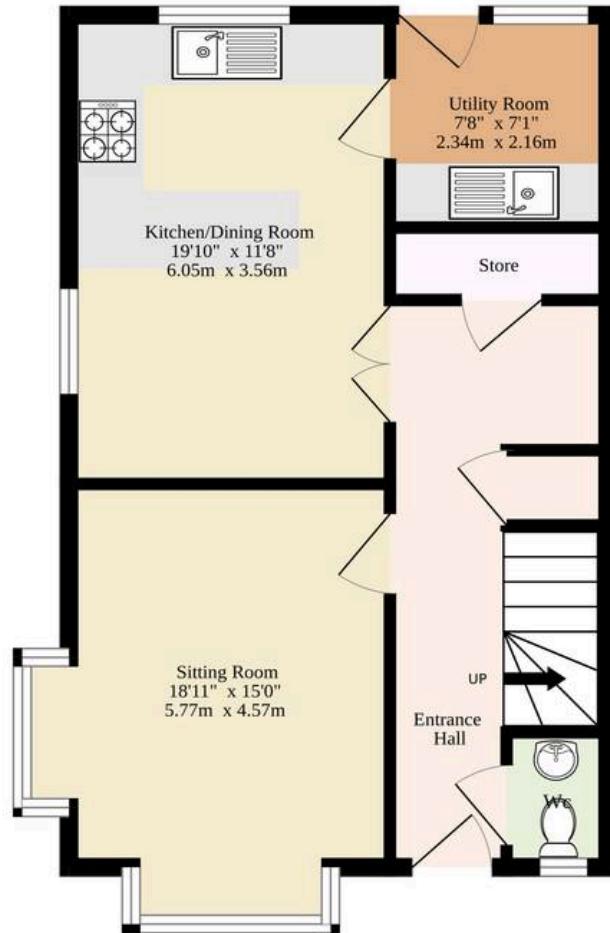
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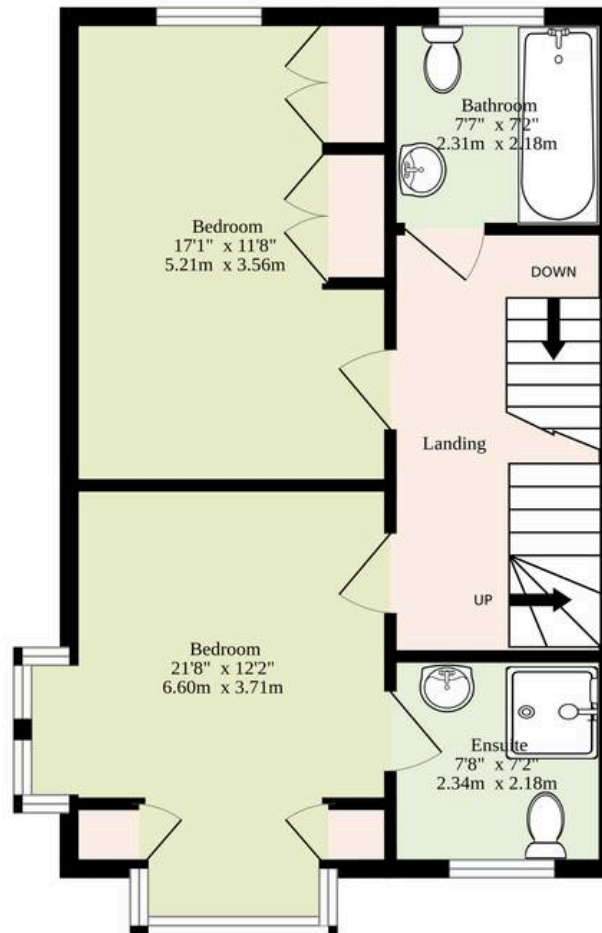
- Potential to be chain free
- Set on a large corner plot in Gunton, lies this Edwardian style residence that has been recently re-built to an exceptional standard
- Just moments from Gunton Beach and a short walk to Corton Beach, offering scenic walks and a beautiful setting
- Flexible and spacious accommodation set across three floors, perfect for a modern family lifestyle
- Large sash windows and high ceilings that flood the home with an abundance of natural light, creating a welcoming and open atmosphere
- Open-plan kitchen/dining room, creating a stylish, functional space with integrated appliances, sleek cabinetry, a breakfast bar unit and a seamless flow into the dining area
- A bright and airy entrance hall complemented by a WC and a spacious sitting room for relaxation and entertaining
- Four large double bedrooms, a versatile study, two private en-suites and a family bathroom
- Low maintenance garden featuring an artificial lawn with a stone patio area, perfect for outdoor seating and relaxation with minimal upkeep
- Wrap-around Resin driveway providing ample off-road parking for residents and guests, wrapping around the front of the property



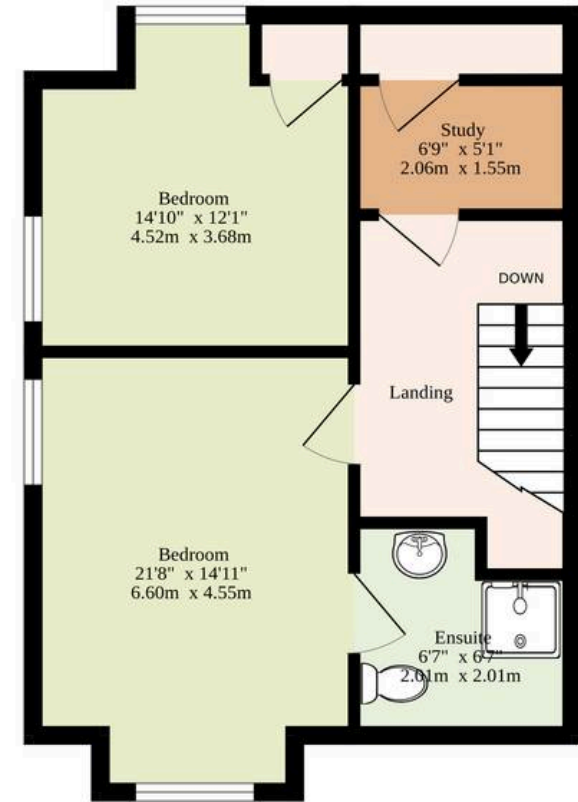
Ground Floor
752 sq.ft. (69.9 sq.m.) approx.



1st Floor
717 sq.ft. (66.6 sq.m.) approx.



2nd Floor
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 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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