



16 North Parade, Gunton

Offers in Region of £200,000

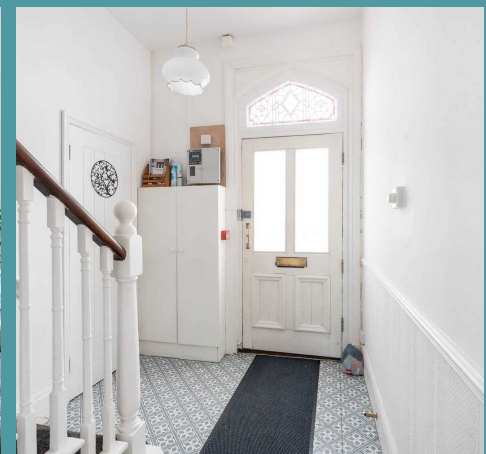
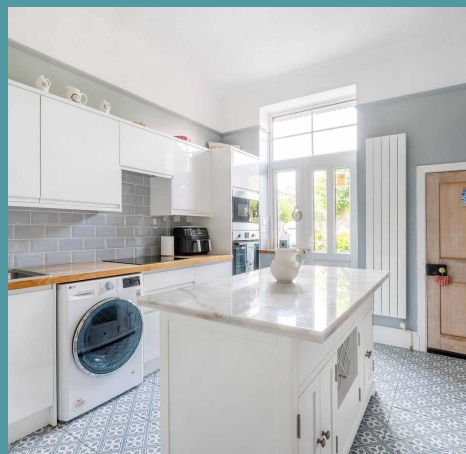
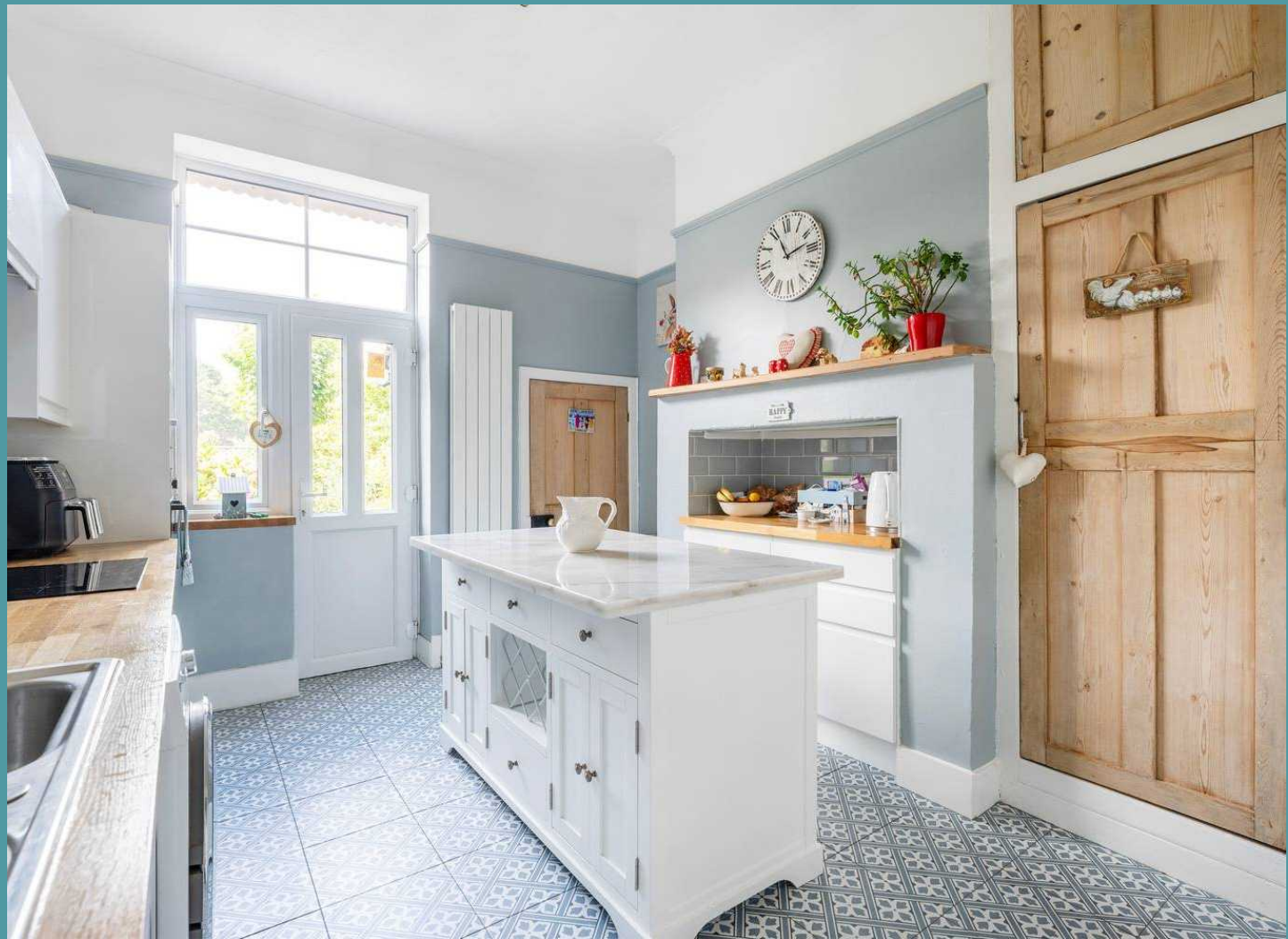
16 North Parade

Gunton, Lowestoft

Nestled in a prime location, this charming ground floor flat offers a unique opportunity to reside in a property boasting desirable sea views and traditional period features. The well-presented interior exudes a bright and airy ambience, enhanced by high ceilings, bay windows, and feature fireplaces that add character and warmth to the space. Don't miss your chance to make this property your own and experience the best of coastal living in this vibrant community.

LOCATION

This home is set in the perfect location to sit back and listen to the sounds of nature from your doorstep, perfect for anyone wanting to be one with nature and relocate for some peace and tranquility. Gunton beach is a stones throw 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.



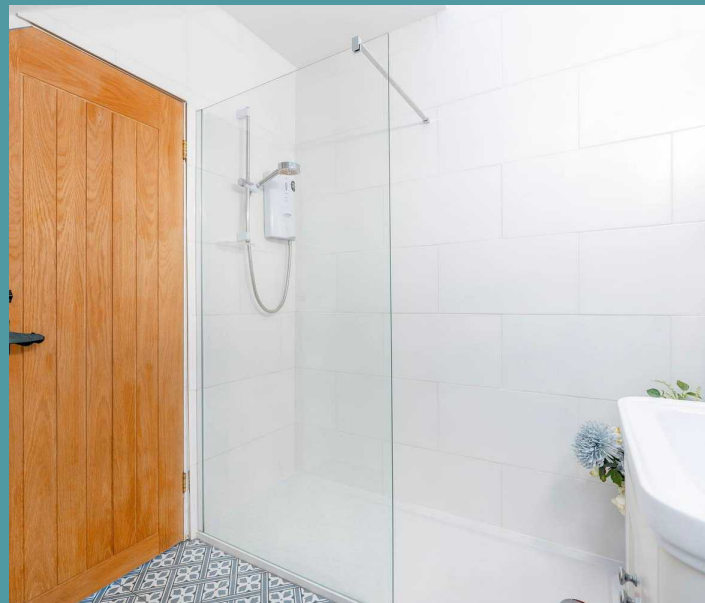


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Upon entry, you are greeted by a bright and welcoming communal entrance hall, leading into your private hallway. Immediately capturing your attention with its warm and inviting ambience is the comfortable sitting room, flooded with an abundance of natural light from the bay window, creating a welcoming atmosphere for relaxation and entertainment. At the heart of the home lies an incredible kitchen/breakfast room, complete with high-quality fixtures and fittings, ideal for culinary enthusiasts to prepare and enjoy meals in style. Additionally, a utility room provides convenience for laundry needs and household organisation. The property features a double bedroom, providing a peaceful space for rest and rejuvenation, while a modern bathroom offers functionality and comfort for daily routines.

Towards the rear is a beautifully maintained garden, consisting of a decked terrace for your outdoor furniture and artificial lawn, bordered by a wide range of colourful plants and shrubbery. The addition of a wooden shed is suitable for storing your garden equipment and furniture. Overall, this wonderful space is fully enclosed so you can enjoy in seclusion. Street parking is easily accessible, ensuring convenience for residents with vehicles.





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Situated just a stone's throw away from the beach and Belle Vue Park, residents can enjoy leisurely strolls and tranquil moments amidst natural surroundings. Moreover, the property benefits from its close proximity to all local amenities, ensuring easy access to shopping, dining, and entertainment options.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

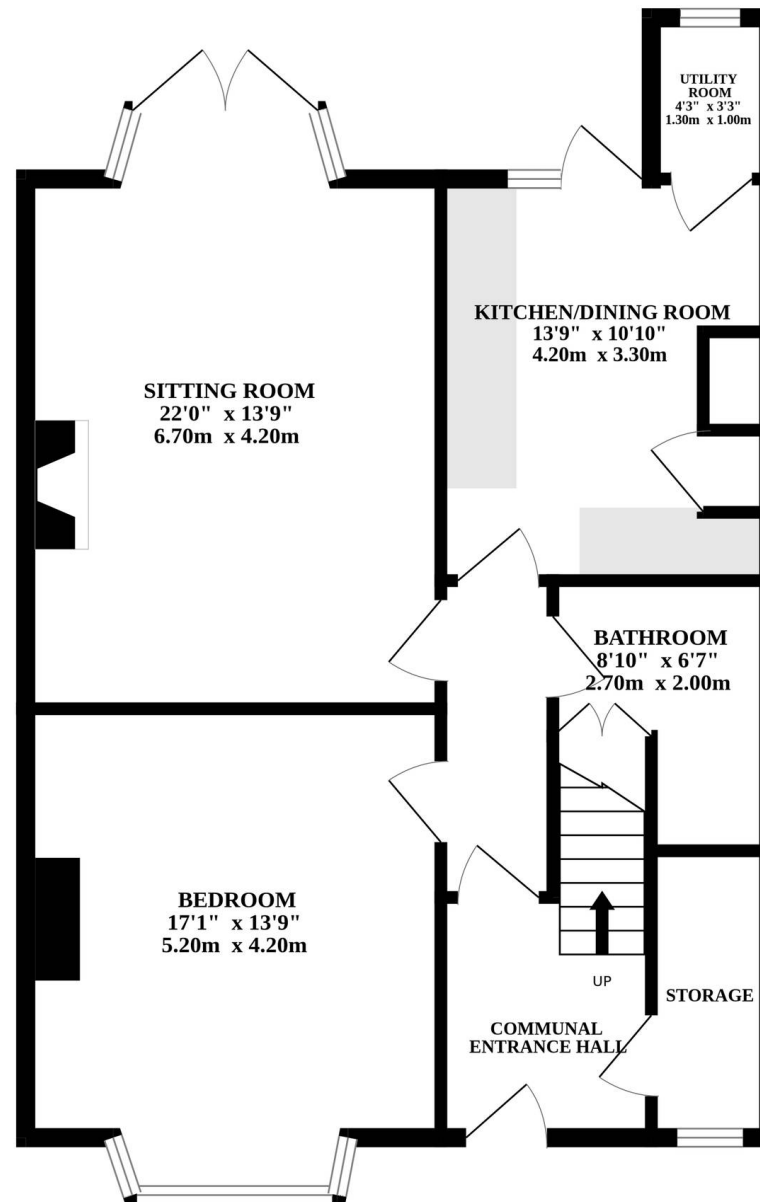
Communal entrance hall.

We are aware that this property sits in a conservation area.

Council Tax Band: A

- CHARMING GROUND FLOOR FLAT
- WELL-PRESENTED INTERIOR - BRIGHT AND AIRY THROUGHOUT
- DESIRABLE SEA VIEWS - PRIME LOCATION
- TRADITIONAL PERIOD FEATURES - HIGH CEILINGS, BAY WINDOWS & FEATURE FIREPLACES
- COMFORTABLE SITTING ROOM - FILLED WITH AN ABUNDANCE OF NATURAL LIGHT
- WELL-EQUIPPED KITCHEN/BREAKFAST ROOM & A UTILITY ROOM - HIGH QUALITY FIXTURES AND FITTINGS
- DOUBLE BEDROOM & A BATHROOM
- BEAUTIFULLY MAINTAINED GARDEN
- STREET PARKING EASILY ACCESSIBLE
- STONES THROW AWAY FROM BELLE VUE PARK

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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