



15 Gunton Cliff, Gunton

Guide Price £600,000 - £625,000

15 Gunton Cliff

Gunton, Lowestoft

Perched on the clifftops of Gunton, this stunning detached residence offers an exceptional blend of coastal charm and refined living. Showcasing panoramic views of the East Coast and set on a beautifully landscaped 1/3-acre plot (stms), the home invites you into a life of comfort and elegance. From the airy, light-filled interiors—including a dual-aspect sitting room with wood burner and a sunlit conservatory—to the versatile four double bedrooms and expansive west-facing garden, every detail is designed for both relaxation and entertaining. With a spacious kitchen, formal dining area, ample parking, and a garage, this home is a rare opportunity to enjoy the best of coastal living in style.





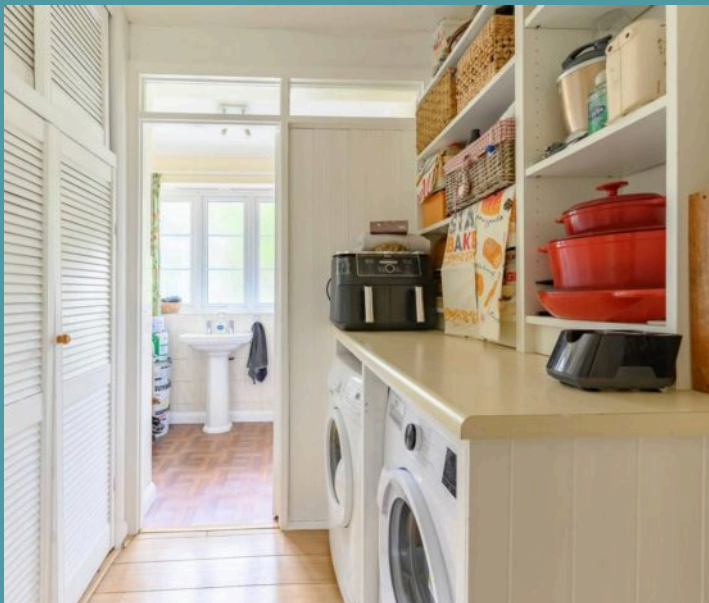
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Location

Gunton Cliff is a residential area situated in the Gunton district of Lowestoft, Suffolk, known for its blend of coastal charm and convenient amenities. Residents enjoy close access to a variety of local shops, including major supermarkets such as Tesco Superstore on Leisure Way and Aldi on Millennium Way, providing a wide range of grocery and household essentials. For everyday convenience, smaller village shops and services like Gunton Garage Gulf on Yarmouth Road are also within easy reach. The area is well-served by educational institutions, including several primary and secondary schools nearby, as well as Lowestoft College, which offers further education and vocational courses.

Healthcare needs are well catered for by the Gunton Medical Centre and local pharmacies, with the comprehensive services of James Paget University Hospital located just a short drive away. Transport links are excellent, with regular and frequent bus routes connecting Gunton Cliff to Lowestoft town centre and surrounding areas, making commuting straightforward. Additionally, Lowestoft Train Station is easily accessible, offering direct rail services to Norwich, Ipswich, and beyond. For leisure and outdoor activities, residents benefit from nearby green spaces such as Gunton Community Park, featuring sports facilities and walking paths, and the Gunton Warren Nature Reserve, which provides scenic coastal trails and wildlife viewing opportunities.





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A welcoming entrance hall, bright and spacious, sets the tone for the residence—airily proportioned and elegantly finished. The heart of the home is the dual aspect sitting room, where a charming wood burner radiates warmth and character, encouraging relaxed evenings and lively gatherings alike. Double internal doors lead through to a sun-drenched conservatory, offering a year-round connection to the natural beauty outside while enveloped in comfort and light.

The formal dining room, framed by a grand bay window, provides a backdrop perfect for intimate dinners or festive occasions, where sea air and natural light are always welcome guests. The thoughtfully designed kitchen combines function with style, boasting quality wall and base cabinetry, a central island, integrated double oven, gas hob, and a practical utility room complete with cloakroom.





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The upper floor reveals four generously-sized double bedrooms, each offering privacy and flexibility. One is fitted with built-in wardrobes. A versatile fourth bedroom can be tailored to suit modern life—as a home office, dressing room, or children’s playroom. The family bathroom is luxuriously appointed with a four-piece suite, accommodating all residents in the household. Positioned off the landing is a balcony that overlooks the beautiful garden, creating the perfect spot to enjoy a morning coffee or relax in the afternoon sunshine.

The west-facing rear garden is an exceptional outdoor space. A raised patio area invites al fresco dining under Suffolk sunsets, while a fish pond, maintained lawns, and a charming summerhouse complete the picture of peaceful, private leisure. To the front, beautifully maintained lawns extend a warm welcome, while a rear driveway, carport, and garage provide ample, secure parking and storage options.





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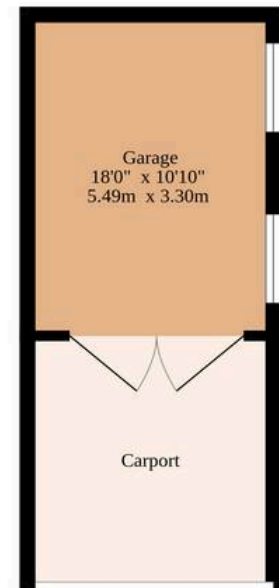
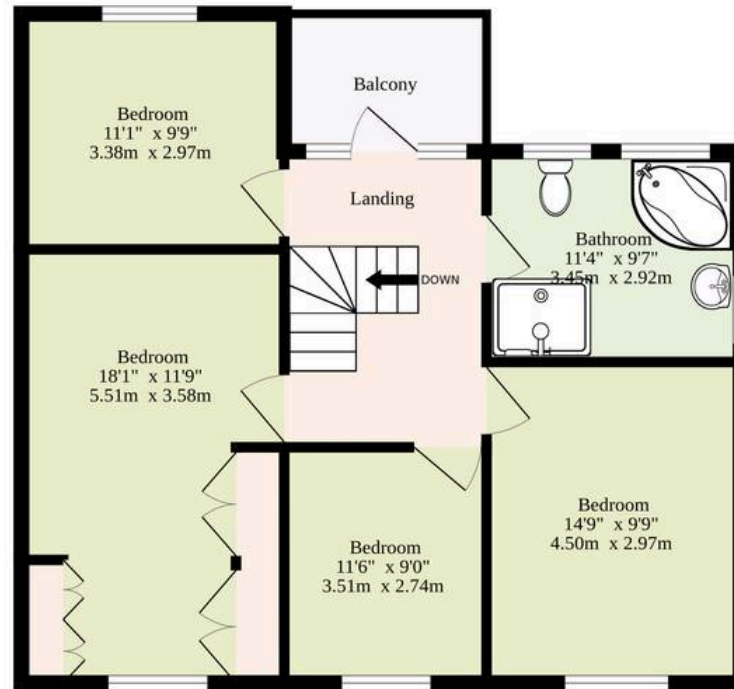
- Exquisite detached residence positioned on Gunton Cliff, offering panoramic sea views of the east coast
- Set on a generous size plot of approximately 1/3 acres (stms)
- Dual aspect sitting room accentuated by a wood burner, inviting relaxation and entertaining
- Internal double doors opening into a light-filled conservatory, allowing you to enjoy the outdoors within the comfort of your home
- Dining room showcasing a large bay window, encouraging intimate family meals and gatherings
- Kitchen equipped with wall and base cabinetry, an integrated double oven, a gas hob, a central island and a functional utility room, with a cloakroom
- Four double bedrooms, a balcony overlooking the garden and a family bathroom comprising of a four piece suite
- Expansive and private west-facing garden, featuring a raised patio area, a fish pond, a laid to lawn and a summerhouse
- A driveway providing off-road parking, a carport for sheltered parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
1034 sq.ft. (96.1 sq.m.) approx.

1st Floor
825 sq.ft. (76.6 sq.m.) approx.

Garage
181 sq.ft. (16.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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