



20 Gunton Church Lane, Gunton

Lowestoft



Minors & Brady

20 Gunton Church Lane

Gunton, Lowestoft

Set on a quiet, tree-lined street, this exquisitely renovated early 20th-century home offers the perfect blend of timeless elegance and modern family living. Light-filled and spacious, it features a refined bay-fronted sitting room, elegant dining room, and a versatile reception ideal for a home office or playroom. The open-plan kitchen, breakfast area, and garden room create a central hub for family life, seamlessly connecting to a private, easy-care garden designed for entertaining and outdoor living. Four generously proportioned bedrooms, a stylishly refitted bathroom, and carefully considered layouts ensure comfort and privacy for all. Combining period charm with contemporary convenience, this home provides a sophisticated yet relaxed setting for everyday family life.



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- Beautifully renovated 20th-century detached residence, positioned on a corner plot in the quiet setting of Gunton
- Generously proportioned bay-fronted sitting room featuring an original fireplace, detailed mouldings, and large sash windows that flood the space with natural light
- Elegant dining room with a secondary period fireplace, sliding doors leading directly to the garden, and flexible space for intimate family meals or sophisticated entertaining
- Versatile reception room with a second bay window, perfectly suited as a home office, playroom, or guest bedroom, offering adaptable living to suit contemporary family needs
- Open-plan kitchen, breakfast area, and garden room designed as the central hub of the home, with high-quality cabinetry, solid Oak worktops, integrated appliances and a breakfast bar
- Four beautifully proportioned bedrooms, each with its own distinctive character, abundant natural light, and neutral décor that allows effortless personalisation
- Stylishly refitted family bathroom combining classic three-piece design with modern fixtures, creating a refined and practical space for all the family
- Private, secure, and low-maintenance garden designed for outdoor living, entertaining, and children's play, with mature boundaries
- Sympathetically extended to enhance the home's generous proportions while retaining original period features, such as stained-glass doors, feature arches, and elegant fireplaces
- Prime location within easy reach of local green spaces, Gunton Wood, the North Sea coastline, reputable schools, convenient shopping along Yarmouth Road, and excellent transport links



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Location

Gunton Church Lane is situated in the northern suburb of Gunton, in Lowestoft, Suffolk. The area offers a residential setting that balances peaceful streets with convenient access to amenities. The coastline is less than a kilometre away, making the North Sea and its beaches easily accessible for walks or leisure activities. Nearby green spaces, such as Gunton Wood and Foxburrow Wood, provide natural surroundings for outdoor recreation.

For daily necessities, there are local shops within a short distance, including convenience stores along Yarmouth Road, while larger supermarkets and retail options are a short drive away towards the town centre. Families benefit from nearby schools: Gunton Primary Academy caters to younger children, and secondary education is available at Benjamin Britten Academy and The Denes Acedemy, both within easy reach from the lane.

Transport links are practical for commuting or exploring the wider region. Yarmouth Road connects to the A47, providing straightforward road access to Norwich and Great Yarmouth, while local bus services link Gunton to Lowestoft town centre. Lowestoft Railway Station is also nearby, offering regional train connections.



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If you love the charm and proportions of early 20th-century homes but prefer one that's ready to enjoy, this beautifully renovated property offers the perfect balance of period elegance and modern ease. Thoughtfully extended and finished throughout in calm, neutral tones, it's a home that feels both sophisticated and welcoming, ideal for a couple or a growing family seeking space, light, and style without compromise.

The property is a handsome bay-fronted home, sympathetically extended to enhance its generous proportions while retaining its original character. The current owners recognised its potential and have reimagined the layout to create an inviting, versatile space that meets the needs of contemporary living. Proudly positioned down a quiet, tree-lined street surrounded by other period properties, the setting itself adds to the home's undeniable appeal.

The approach is instantly attractive, with a tiled porch, elegant feature arch, and original stained-glass front door setting the tone for what lies within. The hallway immediately conveys a sense of openness and light, offering a natural flow between the main rooms.

The sitting room is bright and refined, framed by a graceful bay window and centred around an original fireplace, a perfect spot to unwind in comfort. Beyond this, the dining room continues the theme of elegance with another period fireplace and sliding doors that open onto the garden, suitable for intimate family meals and gatherings with loved ones.

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To the front of the house, a versatile reception room with a second bay window forms part of the extension. It's a flexible space, equally suited to use as a home office, playroom, or guest bedroom, allowing the home to adapt to changing needs and lifestyles.

The heart of the home is the open-plan kitchen, breakfast room and garden room, the owners' favourite space. The kitchen has been carefully reconfigured to create a contemporary social hub, with a breakfast bar for casual dining. It is equipped with quality cabinetry, a solid Oak worktop, an integrated oven, a dishwasher and space for a fridge/freezer, complemented by a functional utility room for laundry goods. Flooded with an abundance of natural light, the garden opens directly to the garden, allowing an effortless indoor-outdoor flow. On summer days, the dining and garden room doors can be opened wide, turning the garden into an inviting extension of your living space.

Upstairs, there are four beautifully proportioned bedrooms that offer the utmost comfort and privacy. Each room has its own distinct character, enhanced by soft natural light and understated décor that makes them easy to personalise. The family bathroom has been newly refitted and features a classic three-piece suite, combining timeless style with modern convenience.



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The garden is private, secure, and designed for easy enjoyment. It's large enough for family barbecues, gardening, or children's play, yet simple to maintain. Mature boundaries ensure seclusion, and the atmosphere is remarkably peaceful, a rare find in such a well-connected location.

Here, you can truly embrace the best of both worlds: a refined home with timeless character, surrounded by nature, yet moments from all essentials. A place where weekends drift easily from beach walks to garden gatherings, a home to live well, year-round.

Agents note

Freehold

Please note that the garage located next to the residence is not for sale.

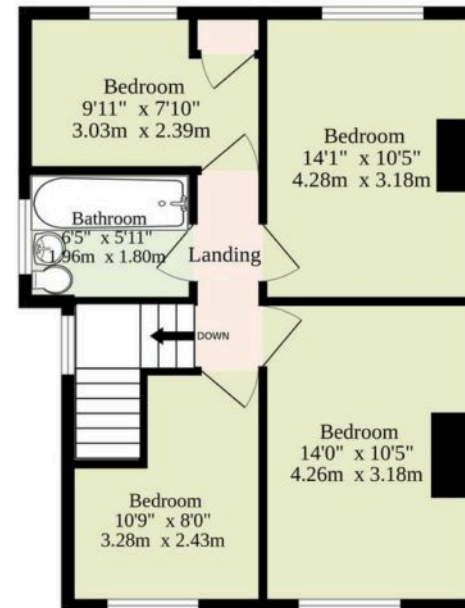


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
1047 sq.ft. (97.3 sq.m.) approx.



1st Floor
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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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