



2 Renoir Place, Gunton

Lowestoft



Minors & Brady

2 Renoir Place

Gunton, Lowestoft

Set on a large corner plot in Gunton, Lowestoft, this detached home sits just a short walk from Gunton Woods and the coastline, offering easy access to outdoor spaces for walking and family activities. Inside, the accommodation is bright and adaptable, with a sitting and dining area that flows through to a garden room overlooking the private garden. A study provides flexibility for work or hobbies, while upstairs, four bedrooms feature built-in storage and a family shower room. Outside, the garden is low-maintenance with a patio, artificial lawn, and storage sheds, and the driveway and garage provide parking and further potential, including the option to convert the garage into additional living space or an annex (stpp). With its combination of space, flexibility, and location, this home is well-suited to modern family life.





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2 Renoir Place

Gunton, Lowestoft

- Detached residence proudly positioned on a large corner plot within Gunton, Lowestoft
- Moments away from Gunton woods and the coastline for scenic walks
- Perfect family home with the potential to renovate, showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Bright and airy sitting room that flows into a dining room, inviting relaxation and entertaining
- Kitchen equipped with quality cabinetry, an integrated oven, a gas hob, a dishwasher and a functional utility room for laundry appliances
- Garden room that extends the reception space, offering panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your home
- A flexible study with the option to be a home office, a playroom for families or an additional bedroom
- Four bedrooms with built-in wardrobes and eaves storage, complemented by a family shower room
- A private, low-maintenance garden featuring a patio for seating arrangements, an artificial lawn and multiple storage sheds
- A driveway providing off-road parking for multiple vehicles and a garage with light, power and electric doors



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Location

Renoir Place is a quiet residential street in Gunton, a suburban area of Lowestoft, situated in the northeast corner of Suffolk. The location offers easy access to green spaces, with Gunton Woods just a short walk away, providing a network of trails for walking, jogging, or cycling. The Suffolk coastline is also within a few minutes' drive, offering sandy beaches and coastal paths for outdoor activities.

Everyday conveniences are nearby, including local shops such as the Gunton Service Station and a small parade of independent stores, while larger supermarkets and the town centre are just a short drive away. Families benefit from the proximity of Gunton Primary Academy, and secondary education is served by Benjamin Britten Academy or Ormiston Denes Academy.

Healthcare needs are covered locally by High Street Surgery and a number of nearby pharmacies. Transport links are straightforward: Gunton railway station is within walking distance, and Lowestoft and Oulton Broad train stations are also easily accessible, providing connections to the wider Suffolk area and beyond. Regular bus services connect residents to the town centre and coastline.



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The welcoming entrance hall, complemented by a convenient WC, leads into a bright sitting room that flows seamlessly into the dining area, creating a natural space for everyday living and entertaining. The kitchen is fitted with quality cabinetry and includes an integrated oven, gas hob, dishwasher, alongside a functional utility room, suitable for laundry appliances and storage.

A garden room extends the main reception space, with panoramic views over the private garden, offering a sense of connection with the outdoors while remaining within the comfort of the home. A versatile study provides further flexibility, suitable as a home office, playroom, or additional bedroom depending on your needs.

Upstairs, four well-proportioned bedrooms feature built-in wardrobes and eaves storage, accompanied by a family shower room, providing practical and comfortable accommodation for the whole family.



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The private garden is designed for low-maintenance enjoyment, with a patio for seating, an artificial lawn, and multiple storage sheds. A driveway provides off-road parking for multiple vehicles, alongside a garage with light, power, and electric doors. There is also potential to convert the garage into additional reception space or an annex, subject to planning permission, offering further versatility for the property. Additional features include CCTV coverage and double-glazed windows throughout.

This home combines a prime location, generous living space, and adaptable rooms, offering the opportunity to create a tailored family home in a highly convenient and desirable part of Lowestoft.

Agents note

Freehold

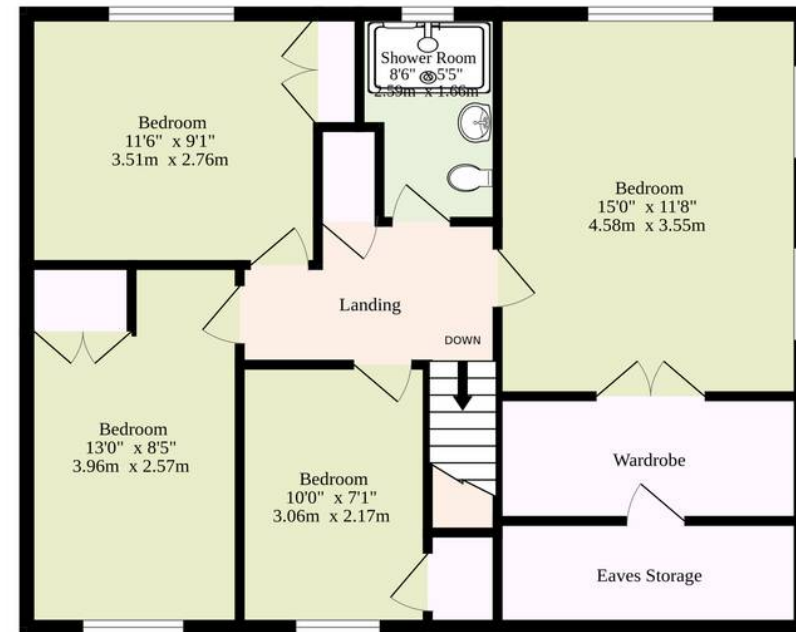


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
861 sq.ft. (80.0 sq.m.) approx.



1st Floor
546 sq.ft. (50.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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