



9 Sutherland Drive, Gunton

Lowestoft



Minors & Brady

9 Sutherland Drive

Gunton, Lowestoft

Proudly set in the quiet and sought-after Gunton area, this detached home offers spacious and adaptable living in a peaceful neighbourhood. Light fills the open sitting and dining area through a large bay window, while the conservatory provides a calm space to enjoy the garden whatever the weather. Four bedrooms, three with built-in storage, offer comfort and privacy, supported by a ground-floor shower room and a first-floor bathroom. The south-facing garden, with its patio and lawn framed by mature hedging and trees, is perfect for relaxing or spending time with family and friends. A paved driveway accommodates multiple vehicles, and a detached garage adds practical storage. This is a home where everyday life flows easily, with space, light, and a sense of calm at its heart.



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9 Sutherland Drive

Gunton, Lowestoft

- Detached residence proudly positioned in the area of Gunton, in Lowestoft
- Family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Kitchen fitted with cabinetry, a freestanding oven, under-counter areas for appliances and space for a tall fridge/freezer
- Open-plan sitting and dining area accentuated by a large bay window, inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Four bedrooms, three with built-in storage cupboards, offering comfort and privacy
- Ground-floor shower room and a first-floor bathroom, accommodating all residents in the household
- A south-facing garden featuring a patio for seating arrangements and a laid to lawn, boarded by mature hedging and trees for privacy
- A paved driveway providing off-road parking for multiple vehicles and a detached garage for storage options
- Close to local shops, schools for all ages, transport links and the coast



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Location

Sutherland Drive is a residential street nestled in the Gunton area of Lowestoft, a coastal town on Suffolk's eastern edge. The neighbourhood is primarily composed of detached and semi-detached houses, providing a quiet, suburban atmosphere while still being within easy reach of the town centre. Local amenities are convenient, with small convenience stores and takeaway shops a short walk away, and larger supermarkets, such as Tesco and Aldi, accessible within a few minutes' drive.

Families benefit from the proximity of Gunton Primary Academy for younger children and the Benjamin Britten Academy and Ormiston Denes Academy for secondary education, all within a short distance. Transport connections are straightforward: bus services run regularly through Gunton to Lowestoft town centre, while Lowestoft and Oulton Broad North railway stations are just a short drive away, providing routes toward Norwich and the broader region. The area combines a suburban lifestyle with access to green spaces and coastal walks, offering a balance of calm, family-friendly living and convenient links to shopping, schools, and transport.

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A covered porch provides a practical and welcoming entrance, ideal for storing coats and shoes, and leads into a bright entrance hall. Here, the home immediately feels open and inviting, setting the tone for the generous living spaces beyond.

The kitchen is fitted with an array of cabinetry, a freestanding oven, and under-counter spaces for appliances, with room for a tall fridge/freezer. Its layout provides both practicality for daily cooking and the flexibility to incorporate informal dining or a breakfast area, making it a hub of family life.

The open-plan sitting and dining area is bathed in natural light from a large bay window, creating a sense of space and calm. This versatile area is perfect for entertaining, family gatherings, or simply relaxing at the end of the day. Leading from here, a light-filled conservatory offers a seamless connection to the garden, providing a quiet space to enjoy the outdoors all year round, whether for casual meals, reading, or quiet reflection.



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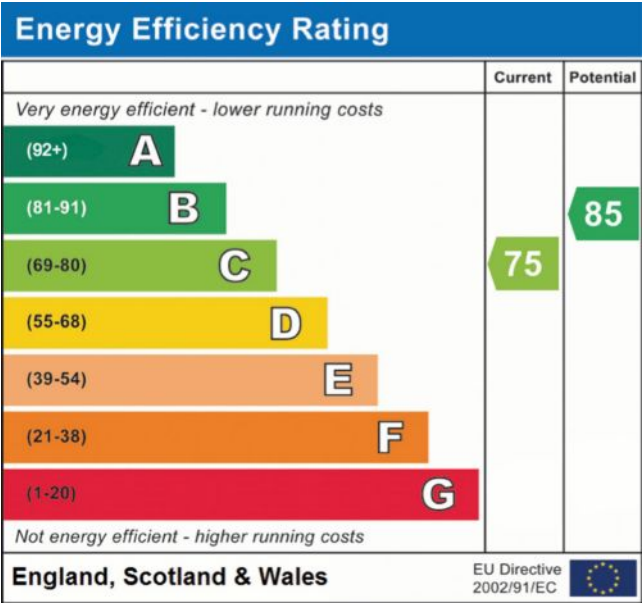
Upstairs, four well-proportioned bedrooms offer comfort and privacy, with three benefiting from built-in storage cupboards to keep personal items neatly tucked away. The property is served by a ground-floor shower room and a first-floor bathroom, both comprising of classic three-piece suites, ensuring the home easily accommodates the needs of all household members.

The south-facing garden is a standout feature, designed for both relaxation and socialising. A paved patio offers the perfect setting for outdoor dining or lounging in the sun, while the lawn, bordered by mature hedging and trees, provides privacy and a serene backdrop. For practical needs, a paved driveway offers off-road parking for multiple vehicles, and a detached garage provides additional storage or workshop space.

This home combines generous, adaptable living spaces, a light-filled interior, and a private, south-facing garden, creating a lifestyle of comfort, convenience, and tranquillity in one of Lowestoft's most desirable areas.

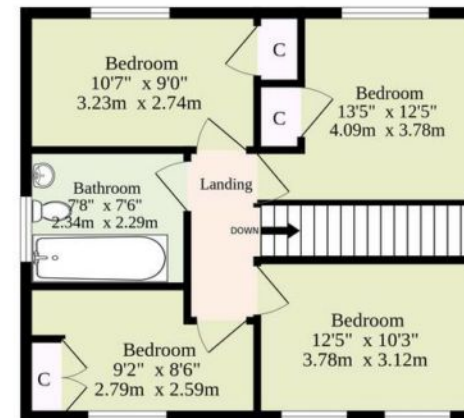
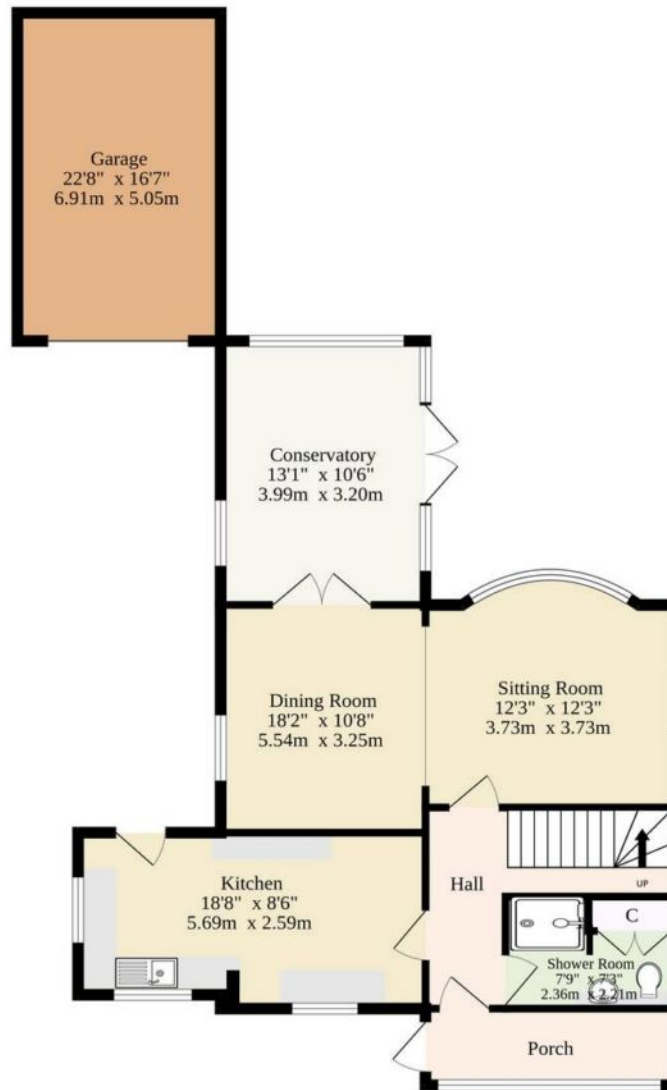
Agents note

Freehold



Ground Floor
890 sq.ft. (82.6 sq.m.) approx.

1st Floor
464 sq.ft. (43.1 sq.m.) approx.



Total Sqft Includes Garage

TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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