



22 Gunton St. Peters Avenue, Gunton

Lowestoft



Minors & Brady

22 Gunton St. Peters Avenue

Gunton, Lowestoft

Imagine a home where space, light, and comfort come together to suit your family's way of living. This detached residence on a sought-after Gunton road in Lowestoft offers approximately 1,700sqft of flexible accommodation, from a cosy, dual-aspect living room with a wood burner to a sun-filled garden room overlooking a private, extensive garden. Four bedrooms provide comfort and versatility, while the modern kitchen and stylish bathrooms offer practicality with room to personalise. Outside, the large patio, sweeping lawn, and established borders create an inviting space for relaxing, entertaining, or enjoying time with family, complemented by off-road parking and a detached garage. With its blend of adaptable interiors, generous outdoor space, and quiet residential setting, this home is ready to become the backdrop to your family's next chapter.



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- Detached residence proudly positioned down a sought-after residential road in the area of Gunton, Lowestoft
- Approximately 1,700sqft of spacious and flexible accommodation that can easily adapt to your families preferences and style
- Front-facing living room accentuated by dual aspect windows, stylish panelling and a wood burner, creating a cosy and comfortable atmosphere
- Flexible dining/family room with sliding doors into the garden room, featuring French doors and multiple windows, providing views of the garden
- Kitchen fitted with wall and base cabinetry, an integrated oven, a ceramic hob and under-counter areas for appliances, ready for personalisation
- Four bedrooms offering comfort and privacy, with the versatility to have a dressing room, a nursery or a playroom for children
- A family bathroom with a modern suite, a separate WC for convenience and a ground-floor shower room
- A private, extensive garden that is full of potential, featuring a large patio for seating, a sweeping lawn, established beds, tall hedging and a storage outbuilding
- Kerb appeal with a maintained front garden, a paved driveway providing off-road parking for multiple vehicles and a detached garage for storage/workshop use
- Close to the scenic coastline, Gunton woods for local walks, schools for all ages, shops and transport links



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Location

Gunton St. Peters Avenue is situated in the Gunton area of Lowestoft, a residential suburb to the north-east of the town centre. The street benefits from its proximity to the North Sea coastline, with sandy beaches and the cliffs near Gunton just a short 10–15 minute walk or a few minutes' drive away. For green space, Gunton Woods, a local woodland area with paths and mature trees, lies nearby to the north, offering quiet walks and recreational space close to home.

Everyday amenities are within easy reach. Major supermarkets including Tesco Superstore and Aldi are just a short drive away, alongside smaller local convenience stores for essentials. For families, there are several nearby schools: Gunton Primary Academy serves younger children, while secondary education is provided by Ormiston Denes Academy and Benjamin Britten Academy, both just a few minutes away by car.

Transport links are convenient: local bus services run along St. Peters Avenue and surrounding roads, connecting residents to Lowestoft town centre, the seafront, and surrounding villages. Lowestoft railway station is about 2–3 km south-west, providing connections to Norwich and beyond.

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Proudly positioned down a highly regarded residential road in Gunton, Lowestoft, this detached home offers approximately 1,700sqft of versatile accommodation, designed to suit a variety of family lifestyles.

A welcoming entrance hall greets you with bright, airy space and practical storage, setting the tone for the home's inviting atmosphere. The front-facing living room benefits from dual aspect windows, stylish panelling, and a wood burner, creating a comfortable and relaxing space for evenings with family or entertaining friends.

Adjoining this is a flexible dining or family room, which flows seamlessly into the garden room through sliding doors. The garden room is a light-filled retreat, with French doors and multiple windows framing views of the private garden.

The kitchen is fitted with a range of wall and base cabinetry, an integrated oven, ceramic hob, and under-counter spaces for appliances, offering both functionality and scope for personalisation.

With four well-proportioned bedrooms, the home provides comfort and privacy for all. These rooms can be tailored to your family's needs, whether that includes a dressing room, nursery, home office, or children's playroom. The family bathroom features a modern suite with a bathtub and separate shower cubicle, complemented by a separate WC and a ground-floor shower room, finished with stylish tiling and quality fixtures.

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Externally, the property benefits from a substantial private garden, perfect for outdoor living and leisure. A large patio provides ample space for dining or entertaining, while the sweeping lawn, established flower and shrub beds, and tall hedging create a sense of seclusion and privacy. A storage outbuilding adds practicality for garden equipment or hobbies.

The front of the property offers strong kerb appeal, with a well-maintained garden, a paved driveway providing off-road parking for multiple vehicles, and a detached garage suitable for storage, workshop use, or additional vehicle parking.

Combining generous, adaptable interiors with extensive outdoor space and a peaceful residential setting, this home offers a rare opportunity to enjoy comfortable family living in one of Lowestoft's most sought-after neighbourhoods.

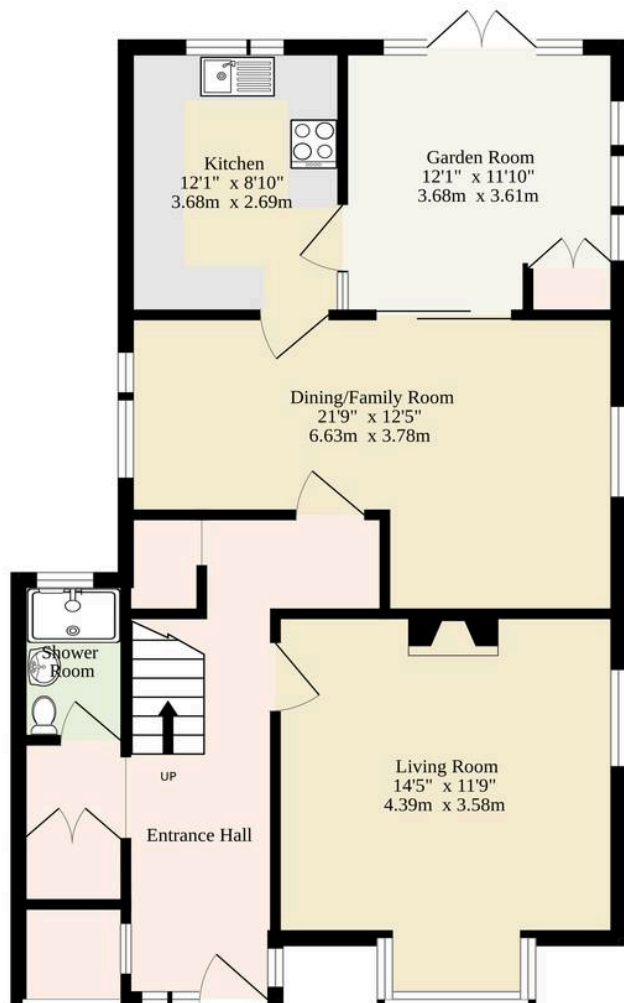
Agents Notes

Freehold

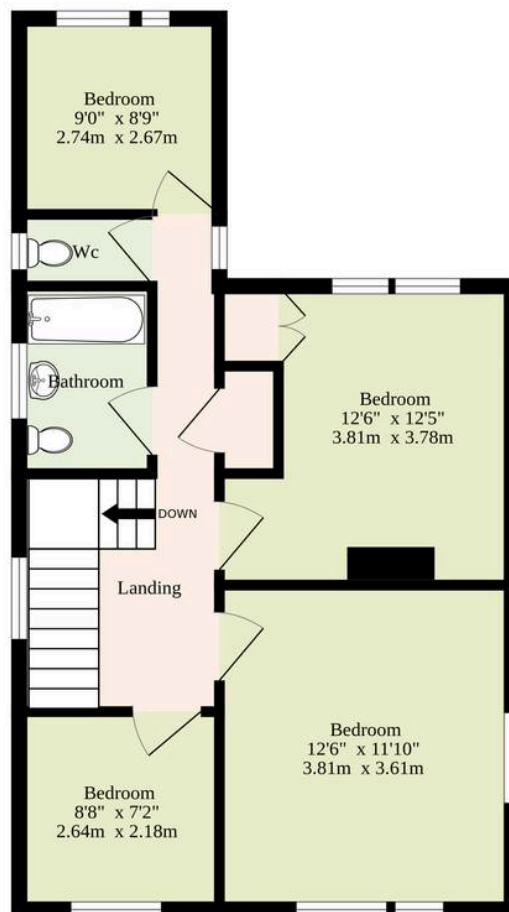
Connected to all mains services.



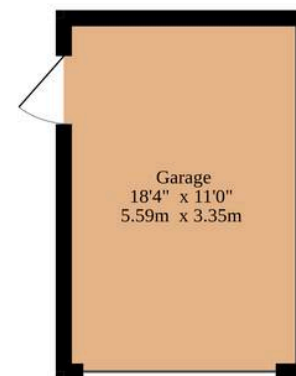
Ground Floor
872 sq.ft. (81.0 sq.m.) approx.



1st Floor
628 sq.ft. (58.3 sq.m.) approx.



Garage
202 sq.ft. (18.8 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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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