



67 Beeching Drive, Gunton

Lowestoft



Minors & Brady

# 67 Beeching Drive

Gunton, Lowestoft

Set at the end of a quiet cul-de-sac in Gunton, this well-presented two-bedroom bungalow offers modern, low-maintenance living within easy reach of schools, shops and transport links. Recently updated, it features a high-spec kitchen with quality cabinetry, integrated appliances and a breakfast bar, opening into a bright and spacious living area. Two comfortable bedrooms, a contemporary shower room with full fittings, and a versatile garden room complete the interior. With a private driveway, garage and a west-facing rear garden, this is an appealing move-in-ready home for first-time buyers or downsizers.

- Partly refurbished two-bedroom bungalow in a quiet Gunton cul-de-sac
- Close to well-rated schools, local shops and transport links, ideal for first-time buyers or downsizers
- Modern high-spec kitchen with quality cabinetry, integrated oven, full suite of appliances and breakfast bar
- Spacious, light-filled living room ideal for everyday use and entertaining
- Versatile garden room suitable for hobbies, utility use or additional seating space
- Two well-proportioned bedrooms offering comfortable accommodation
- Contemporary shower room with quadrant enclosure, thermostatic controls, pedestal basin and low-level WC
- Private driveway and garage providing secure parking and storage
- Generous west-facing rear garden with lawn, patio areas, greenhouse and timber store
- Electric car charging point installed to the front



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Gunton, Lowestoft

## Gunton

Beeching Drive sits within a quiet residential pocket of Gunton, giving you a settled setting with the coast close enough to shape day-to-day life without being right on top of the seafront. Gunton Cliffs and the stretch toward North Denes are the nearest points for coastal walks, only a short drive or a steady stroll when you want open shoreline. For everyday shopping, Tesco Superstore on Leisure Way is the closest major option, with Aldi on Norwich Road also within easy reach.

Families tend to look toward Gunton Primary Academy, Corton Primary, Ormiston Denes Academy, and Benjamin Britten Academy for schooling. Transport links are practical: regular buses run along the A47 and surrounding routes toward the town centre, Oulton Broad, Gorleston and Norwich, and Lowestoft and Oulton Broad North stations offer rail connections toward Norwich. The lifestyle here leans toward steady, residential coastal living, quiet streets, green pockets nearby, and the shoreline close enough for easy weekend routines.



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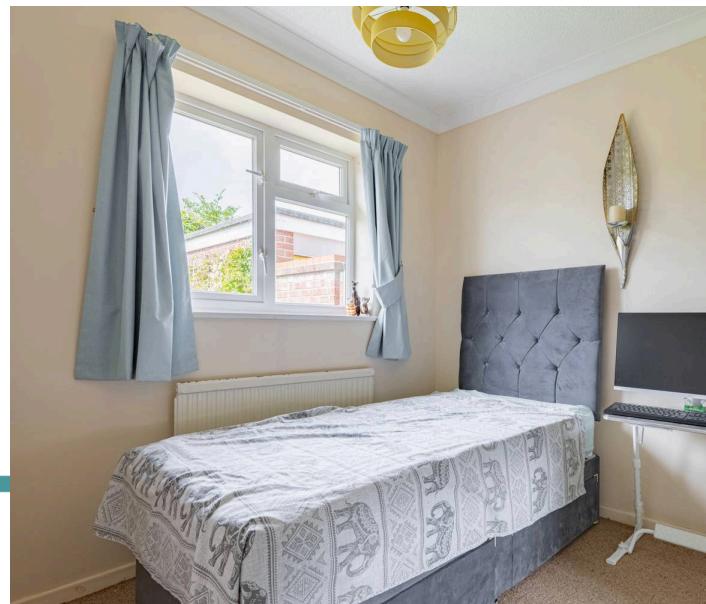
## 67 Beeching Drive

Gunton, Lowestoft

Situated at the end of a quiet and sought-after cul-de-sac in Gunton, this partly refurbished two-bedroom bungalow offers modern, low-maintenance living close to well-rated schools, local shops and convenient transport links. It is an appealing option for first-time buyers, downsizers, or anyone seeking a move-in-ready home in a well-connected residential setting.

The contemporary kitchen is fitted with quality cabinetry, an integrated oven, a full range of integrated appliances, and a useful breakfast bar unit. It opens directly into the spacious, light-filled living room, creating an inviting area for everyday living and relaxed entertaining. A garden room provides additional flexibility, ideal for hobbies, a utility space or a quiet spot overlooking the garden.

Both bedrooms are well proportioned, and the modern shower room features a corner quadrant shower, thermostatic controls, a pedestal wash basin, low-level WC, fully tiled walls, and a heated radiator, providing a clean and functional finish.



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Outside, the property features a private driveway providing off-road parking and a generous front garden with an electric car charging point. It leads down to a garage, with power and light supply, fitted worktops and an up and over door.

The rear garden enjoys a westerly aspect, with lawned areas, planting, patio spaces and useful outbuildings including a greenhouse and timber store.

This is a well-presented home in a desirable cul-de-sac position, offering modern comfort, practicality and strong local amenities.

## Agents Notes


Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

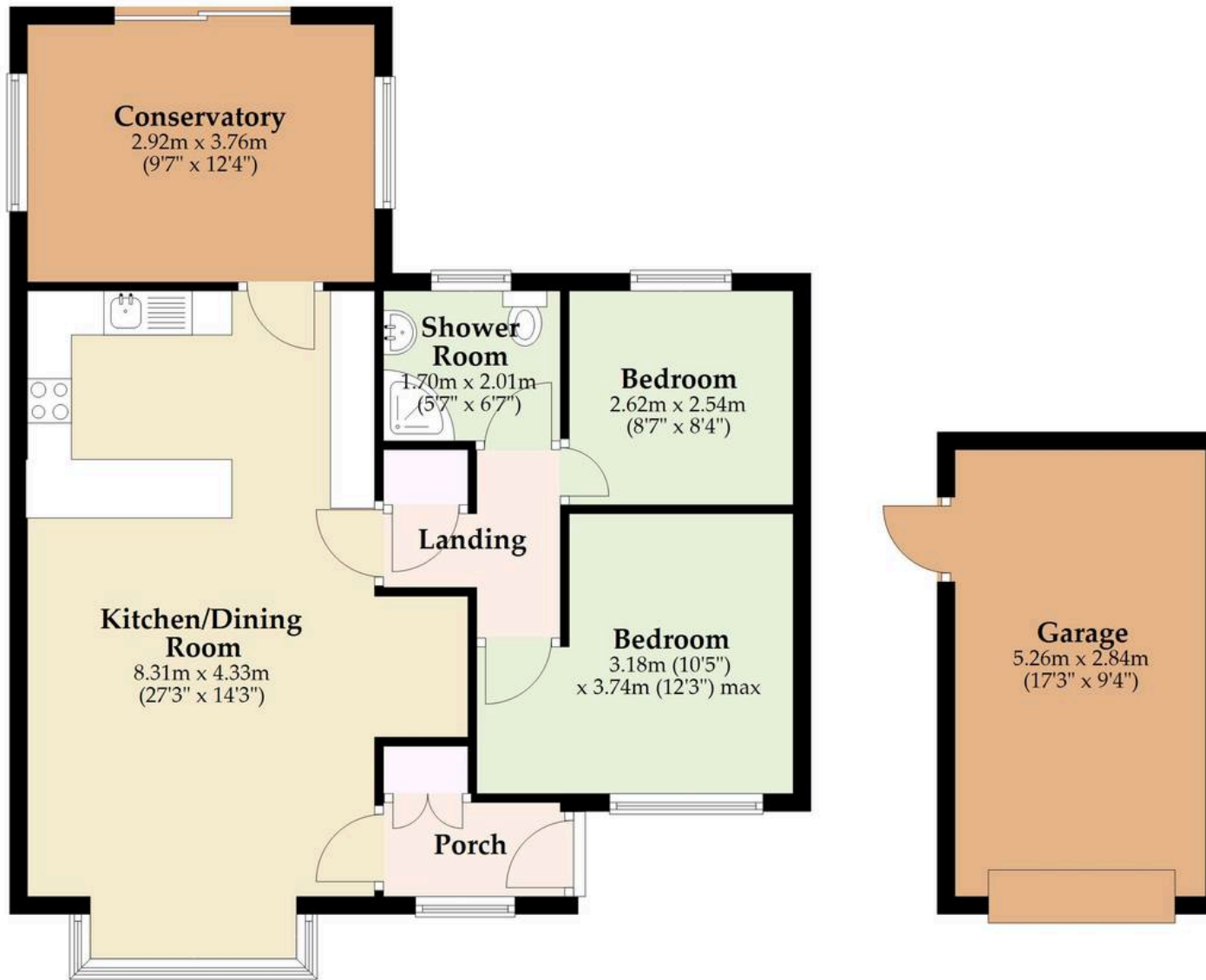
The property is subject to restrictive covenants that prohibit parking a caravan on the driveway and prevent any conversion of the garage.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

## Ground Floor

Approx. 90.3 sq. metres (971.8 sq. feet)



Total area: approx. 90.3 sq. metres (971.8 sq. feet)

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.

Plan produced using PlanUp.

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