



31 Clover Way, Gunton St Peter

Lowestoft



Minors & Brady

31 Clover Way

Gunton St Peter, Lowestoft

A wonderful opportunity to shape a home to your own taste, this chain-free detached bungalow sits quietly within sought-after Gunton St Peter, offering a relaxed way of living with space inside and out. A bright double-aspect living room with a wood burner, a practical kitchen opening into a garden-facing conservatory, two peaceful bedrooms and a versatile study room create an easy, flexible layout. Outside, the expansive garden is a true highlight, with a sweeping lawn, mature planting, a summerhouse, greenhouse, pergola and useful outbuildings, while a driveway and brick-built garage add everyday convenience. With scope for modernisation and a generous plot to enjoy, it's a home ready for its next chapter in a well-loved coastal-edge community.



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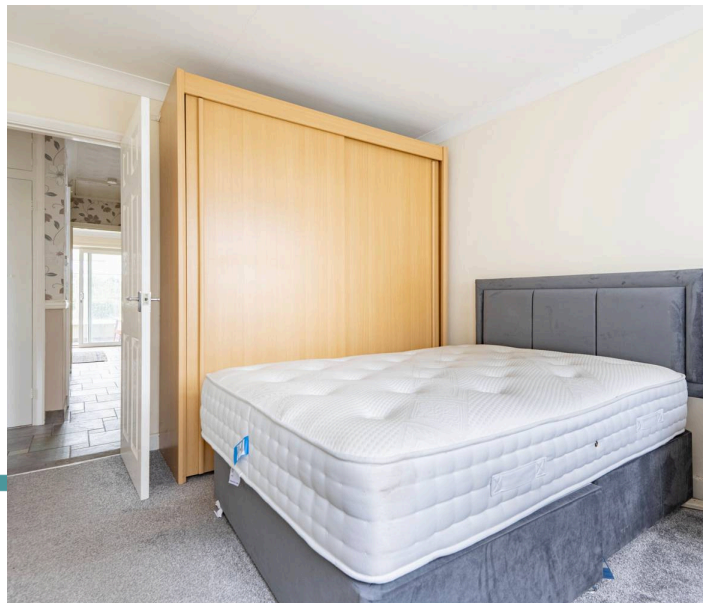


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- Offered chain free
- Detached bungalow proudly positioned on a substantial plot, down a residential road in the desirable area of Gunton St. Peter
- Scope for improvement and modernisation, offering 1,053sqft of spacious and flexible accommodation
- Spacious 17ft living room with a cosy wood burner, inviting relaxation and entertaining
- Kitchen is currently fitted with modern cabinetry, an integrated oven, areas for your own appliances and a breakfast table, ready for you to make it your own
- Internal sliding doors opens into a conservatory that frames views of the garden, or alternatively can be used as a utility room
- Two bedrooms offering comfort and privacy, along with a flexible study that can be used as a dressing room or a nursery
- Bathroom comprising of a bathtub, a hand wash basin, a toilet and a wet room style shower
- Expansive garden offering endless possibilities for outdoor enjoyment, featuring a sweeping lawn, established shrubbery, a summerhouse, greenhouse, pergola seating area and outbuildings
- A paved driveway providing off-road parking for up to three vehicles, leading down to a brick-built garage



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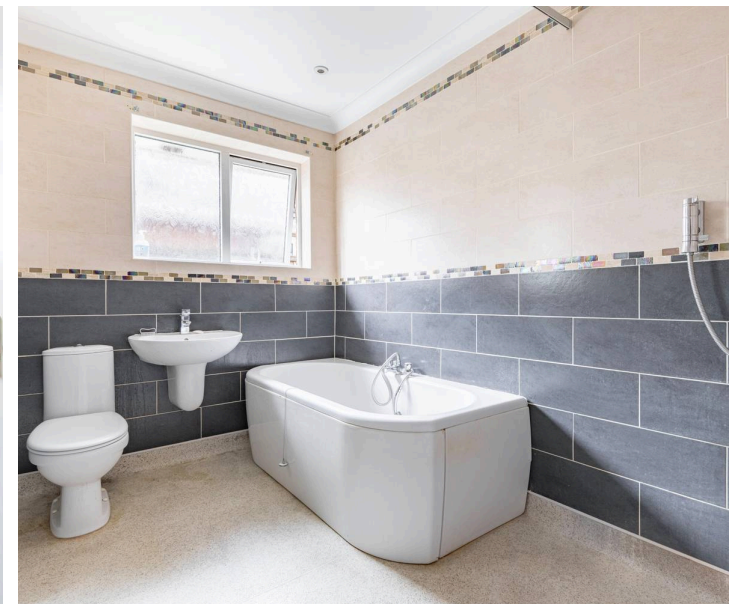
Gunton St Peter, Lowestoft

Gunton St Peter

Clover Way sits in a calm residential corner of Gunton St Peter, on the northern side of Lowestoft, giving it a balanced mix of suburban quiet and easy access to the coast. The road is only a short distance from Lowestoft's sandy beaches, so coastal walks, sea air and sunrise views are all close at hand. Just west of the area, Gunton Woods offers a natural woodland backdrop with walking trails and plenty of wildlife, adding a green, outdoorsy feel to everyday life.

Local schooling is straightforward: Gunton Primary Academy is the nearest primary, and Ormiston Denes Academy is the closest secondary, both within walking distance for most households. For day-to-day shopping, residents have quick access to nearby supermarkets including Tesco, Aldi, and Morrisons, all a short drive away in the NR32 area.

Transport links are practical, with regular bus routes running along the main roads into Lowestoft town centre and towards Great Yarmouth. The wider area is also served by Lowestoft and Oulton Broad North train stations, connecting to Norwich and the coastal line. Altogether, Clover Way supports a lifestyle that's relaxed, outdoors-friendly and well-connected, with the coast, woodland, schools and essentials all close by.



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Gunton St Peter, Lowestoft

Gunton St Peter is known for its calm, coastal-edged atmosphere, a place where tree-lined roads, community spirit and easy access to countryside and shoreline come together. This home sits comfortably within that setting, offering privacy, space and the sense of a property that has been well-loved and is ready for its next chapter.

A side porch leads into the inner hallway, complete with a practical storage cupboard and a natural flow through the home. The living room is a standout space: double-aspect windows draw in the daylight, while a wood burner adds warmth and character, creating a welcoming setting for both quiet evenings and relaxed entertaining.

The kitchen is fitted with modern cabinetry and an integrated oven, with space for your own appliances and a breakfast table. Internal sliding doors open into a bright conservatory, a versatile room overlooking the garden, equally suited as a utility space or a peaceful spot to unwind.

Two comfortable bedrooms sit alongside a flexible study, ideal as a dressing room, nursery or home office. The bathroom includes a bathtub, hand basin, toilet and a wet-room style shower, offering scope for updating to suit your preferences.



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The garden is a genuine highlight, expansive, established and full of possibility. A sweeping lawn is framed by mature shrubs, with a summerhouse, greenhouse and pergola creating pockets of interest and potential. Outbuildings offer further storage or hobby space, while the overall layout invites landscaping, vegetable growing, outdoor dining or simply enjoying the tranquillity.

A paved driveway provides parking for multiple vehicles and leads to a brick-built garage, adding practicality to the generous outdoor space.

This is a home with scope for improvement, character in its foundations and a plot that truly elevates it. Whether you're seeking a project to shape into your own, or a property with room to grow, this bungalow offers a compelling blend of space, setting and potential, all offered chain free for a smooth purchase.


Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Ground Floor

Approx. 97.9 sq. metres (1053.4 sq. feet)



Total area: approx. 97.9 sq. metres (1053.4 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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