



20 Gunton Church Lane
Gunton | Lowestoft | Suffolk | NR32 4LE

FINE & COUNTRY

MOVING WITH THE TIMES



“This handsome character home has been newly renovated and reconfigured, retaining beautiful period features within rooms that are perfect for today’s lifestyles. There’s an effortless balance of open space and a comfortable flow, yet you can always find a quiet corner and get away from it all. A sunny, low maintenance garden adds to the appeal, as does the very desirable area, close to amenities and to the coast.”



KEY FEATURES

- A Detached Victorian Family Home in the Village of Gunton near Lowestoft
- The Property has been Fully Renovated Throughout
- Four/Five Bedrooms and a Bathroom
- Kitchen/Breakfast Room with Separate Utility and WC
- Two/Three Reception Rooms plus a Sun Room
- Garden with Patio and Seating Areas
- A Short Walk from Gunton Woods and Easy Access to Public Transport Links
- The Accommodation extends to 1,597sq.ft
- Energy Rating: E

If you love the character and proportions of early 20th century homes, but you don't want a project, this is the place for you! It's just been renovated and the layout improved to create a home that's perfect for a couple or a family and has no work to do. Finished in neutral colours throughout and with a lovely mix of open plan areas and good size reception rooms, it's both versatile and attractive and sits in a lovely location.

Ready And Waiting

The property is a good-looking bay-fronted home that's been extended very sympathetically to provide spacious, family-friendly accommodation. The current owners could see that it had been loved over the years but had scope for further improvement and they set about realising its full potential. They are justifiably delighted with the property and can confirm it's a wonderful home. In a prestigious and tranquil area, with other period homes around, the setting offers an excellent first impression. Come take a look and see inside...

Step Inside

The frontage is attractive with a pretty feature arch, tiled floor in the porch and original front door with stained glass. When you come into the hall, straight away you get a sense of the space and light on offer here. Doors lead to all the main ground floor rooms. The main living room is bright and has one of the two bay windows, as well as a beautiful original fireplace. Behind this is an elegant dining room, with another period fireplace and sliding doors to the garden. The sitting room at the front, again with a bay window, is a versatile space that forms part of the extension. This could be a ground floor bedroom, a home office, playroom or study – whatever it is you need.





KEY FEATURES

Now the highlight of the property – the owners' favourite part – the open plan kitchen area. They have done a lot of work to move the kitchen, so you also have a wonderful open space with a breakfast bar, perfect for socialising and gathering together. This is open to the sun room which is a bright and airy room and flows into the garden. In summer, you can have the sun room and dining room open and the garden becomes an additional room to be enjoyed. Upstairs, there are four good size bedrooms, along with the newly refitted family bathroom.

Out In The Fresh Air

The garden is easy to care for, totally private, and plenty big enough for barbecues, for children to play, or for someone with green fingers to create something beautiful. It's completely enclosed and very safe if you have younger children or dogs. You might be surprised by how quiet it is out here – this is a highly desirable residential area and is peaceful but well connected. You're walking distance from the woods, nature reserve and the beach itself, but you're also well placed for schools, shops, transport links and main roads, so it's ideal for both work and relaxation. Kids will love being so close to a glorious, sandy beach, as will those who enjoy a spot of wild swimming. You're near enough to embrace the coastal lifestyle, but far enough inland that you're not swamped by tourists in summer! In fact, there's a year-round community here and people are friendly and welcoming.





















INFORMATION



On The Doorstep

The nearest town is Lowestoft (1 mile) with all of its local amenities, shopping and beautiful sandy beach. The Lowestoft train station offers links to both Norwich and Ipswich and onward to London. Oulton Broad is just over 2 miles away with its nature reserves, marshes, choice of shops, cafés, parks and access to the Broads. The popular market town of Beccles is a short 10 mile drive away.

How Far Is It To?

To the south is the popular seaside tourist town of Southwold (14 miles) with all the attractions of the working lighthouse, beach huts, award winning pier, busy harbour, cliff top cannon and of course the beach, combining to make Southwold a quintessentially English resort town. To the northwest is Norwich (29 miles), which has a large array of cultural and leisure facilities nearby, including shopping centres, bars, restaurants, theatres and cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street, also providing commuter trains to Cambridge. There is an international airport to the north side of the city.

Directions - Please Scan QR Code Below

Leave Beccles, heading east on the A146. Upon reaching the first roundabout in Carlton Colville, take the 1st exit towards Oulton Broad and continue towards Oulton Broad. At the next mini roundabout take the 2nd exit and continue along this road and over the train lines and when you reach the next roundabout, take the 2nd exit onto Normanston Drive, at the next roundabout take the second exit on to Fir Lane and at the next roundabout take the 2nd exit onto Oulton Road. Follow this road to the next roundabout and then take the 1st exit left onto Hollingsworth Road. Continue down the road and turn left and then almost immediately right onto Gunton Church Lane. The property will be found just before you reach the turning for Clover Way.

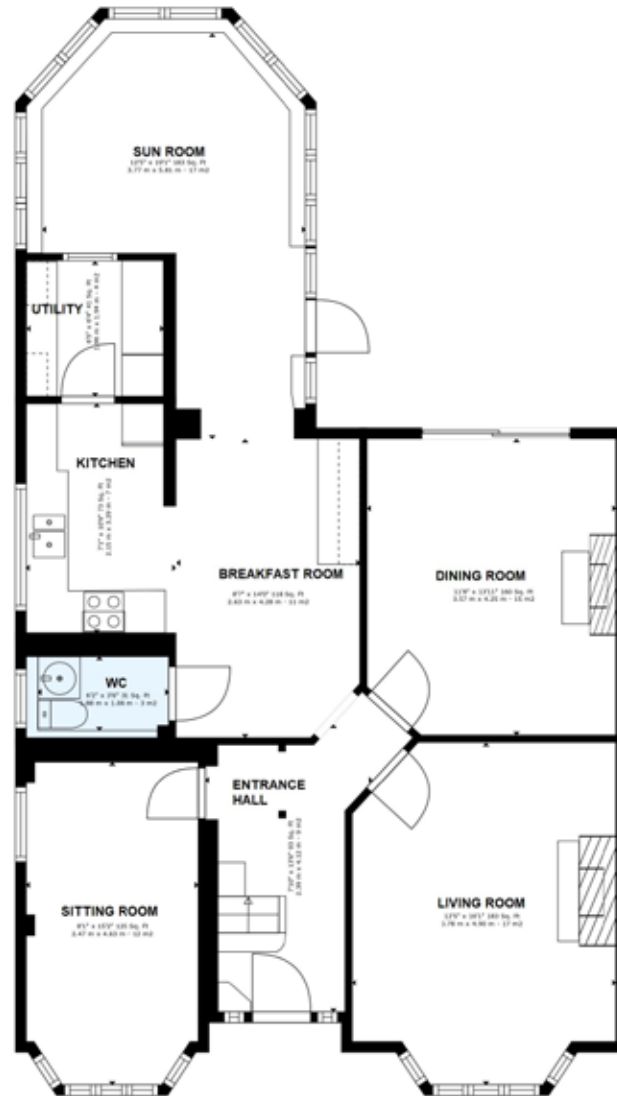
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [patio](#). [rear](#). [bits](#)

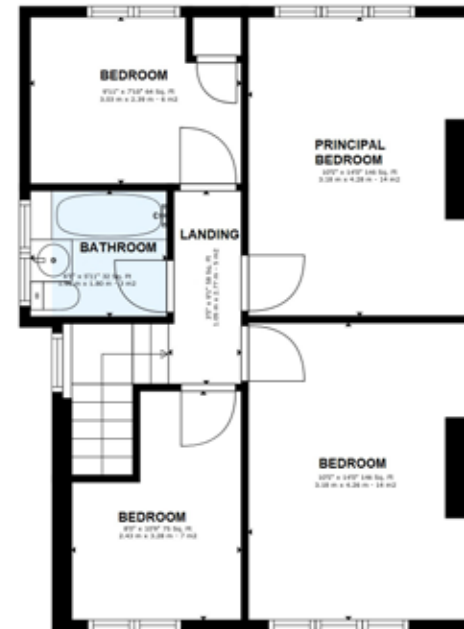
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - FTTP - Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band D
Freehold

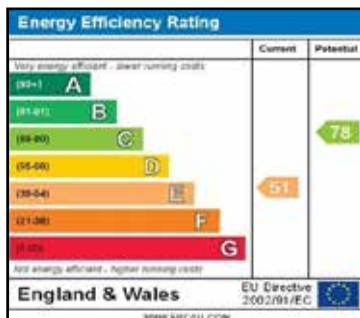




Floor 1



Floor 2



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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