



12 Squires Walk, Gunton

Offers Over £300,000



# 12 Squires Walk

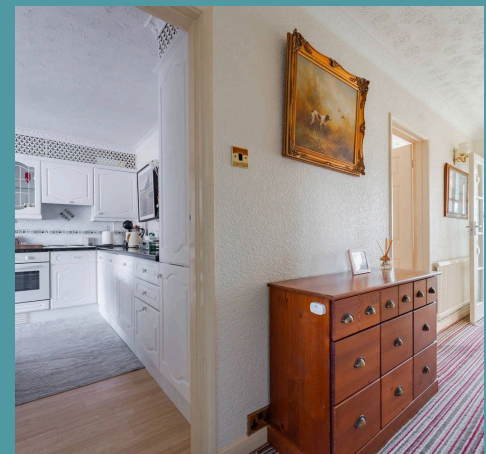
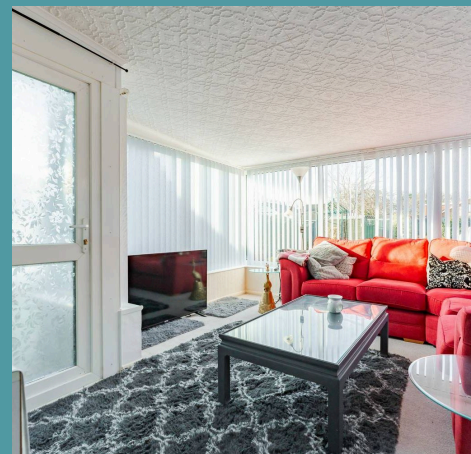
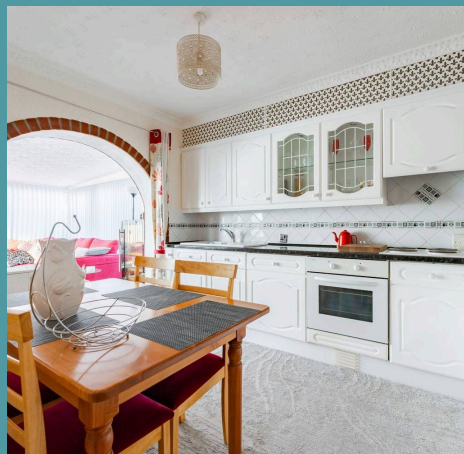
## Gunton, Lowestoft

Presenting the perfect balance between functionality and comfort, this detached residence serves as an ideal downsizing option for those requiring a convenient lifestyle. Sitting in the desirable area of Gunton, this home is positioned within close proximity to local amenities and the incredible beaches that are nearby. Highlights include a sitting room with large bay window, an equipped kitchen/dining room, a large light-filled conservatory, three bedrooms and a beautifully landscaped garden. Don't miss out on the chance to make this exceptional property your home.

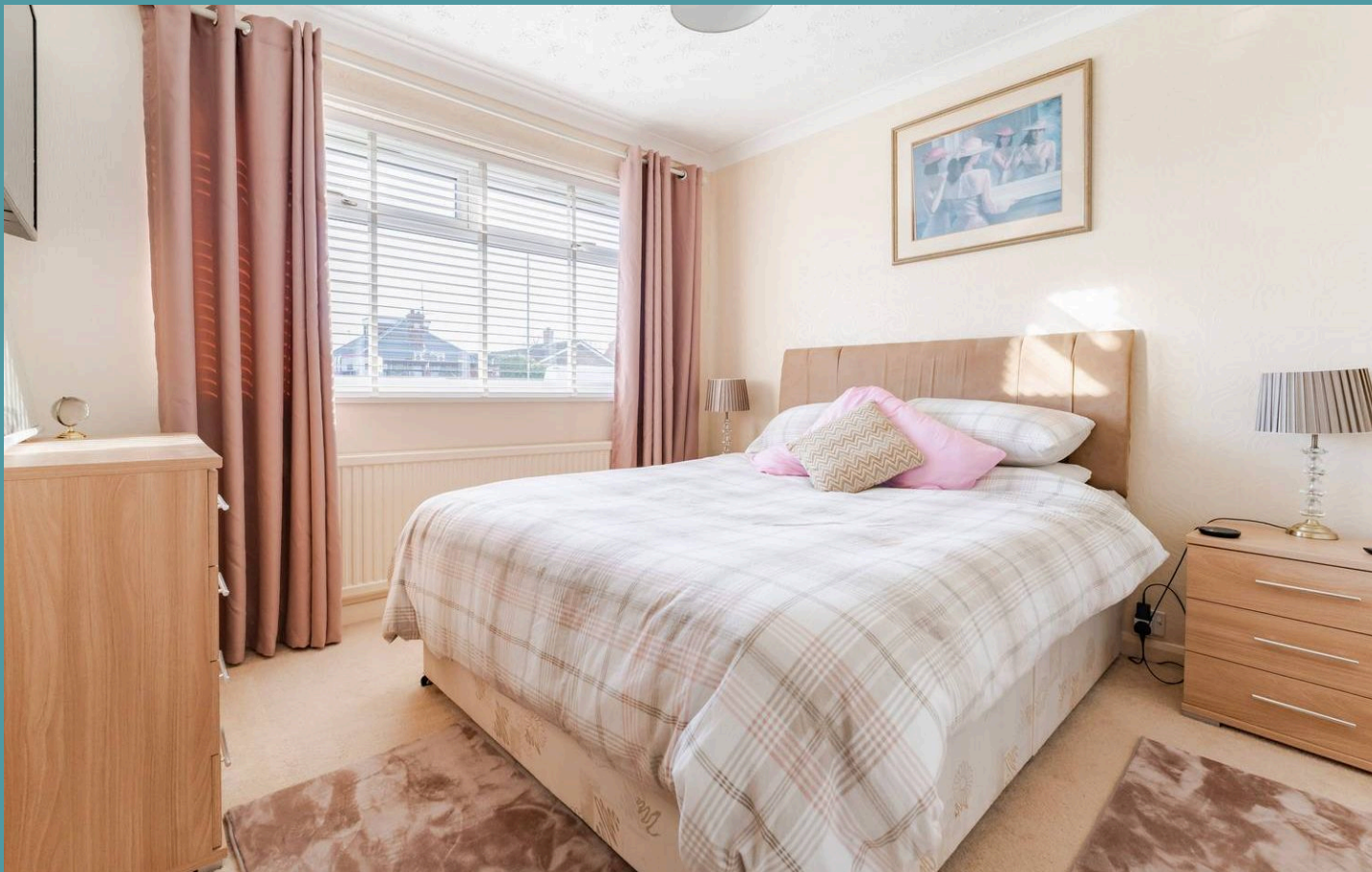
### Location

Gunton is a suburb of Lowestoft, in the East Suffolk district, in the English county of Suffolk. Gunton beach is just a short stroll away, perfect for long family walks with the beautiful seaside scenery. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.

Gunton is situated in the wonderful seaside destination of Lowestoft, steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty.







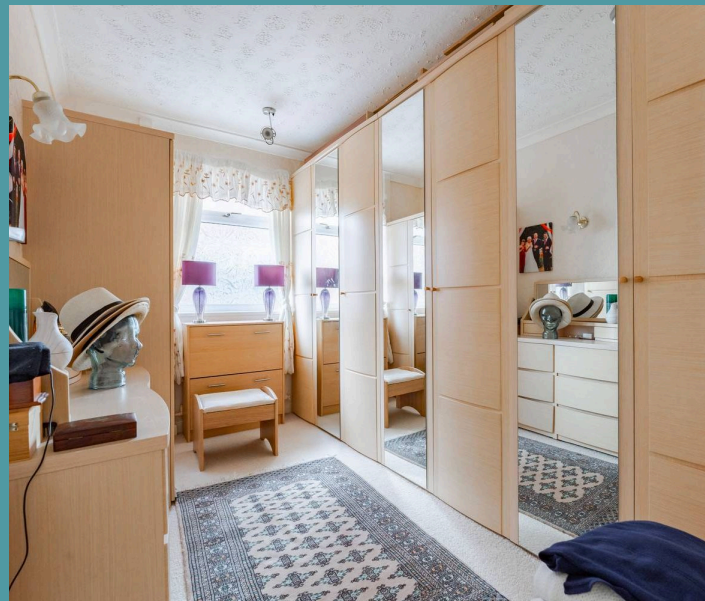
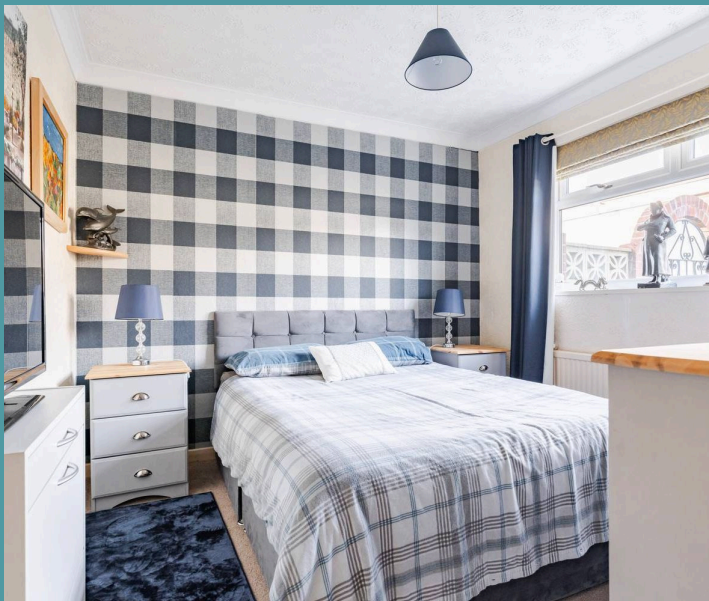
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Gunton, Lowestoft

Upon arrival is a delightful first impression to this detached bungalow. The extensive driveway provides off-road parking for all family members and visitors, whilst the garage/utility room offers additional storage space and areas for your laundry essentials.

Step inside where you are instantly greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the property is a comfortable sitting room, where you can showcase your most comfortable furniture, to unwind and relax. The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals. With ample amount of space for your dining set-up, encouraging gatherings with loved ones. Adjacent to the kitchen is a large conservatory, suitable for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your own home.

This property benefits from three bedrooms, each thoughtfully designed to offer you relaxation and privacy. One of which is currently used as a dressing room, with the option to be a bedroom if required. The shower room comprises of a three piece suite, with ample amount of built in storage, accommodating all family members and guests.







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Towards the rear is a beautifully landscaped garden, consisting of a range of shingled areas and artificial lawn. The entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or dining parties during the summer months. The addition of a workshop and shed is ideal for storing your garden equipment and furniture. Overall, this garden is fully enclosed so you can enjoy in seclusion.

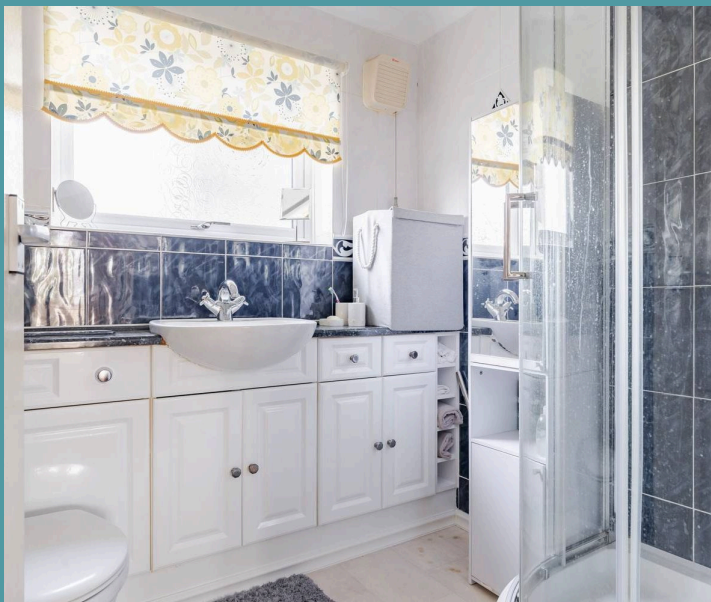
### AGENTS NOTES

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas Fired Central heating

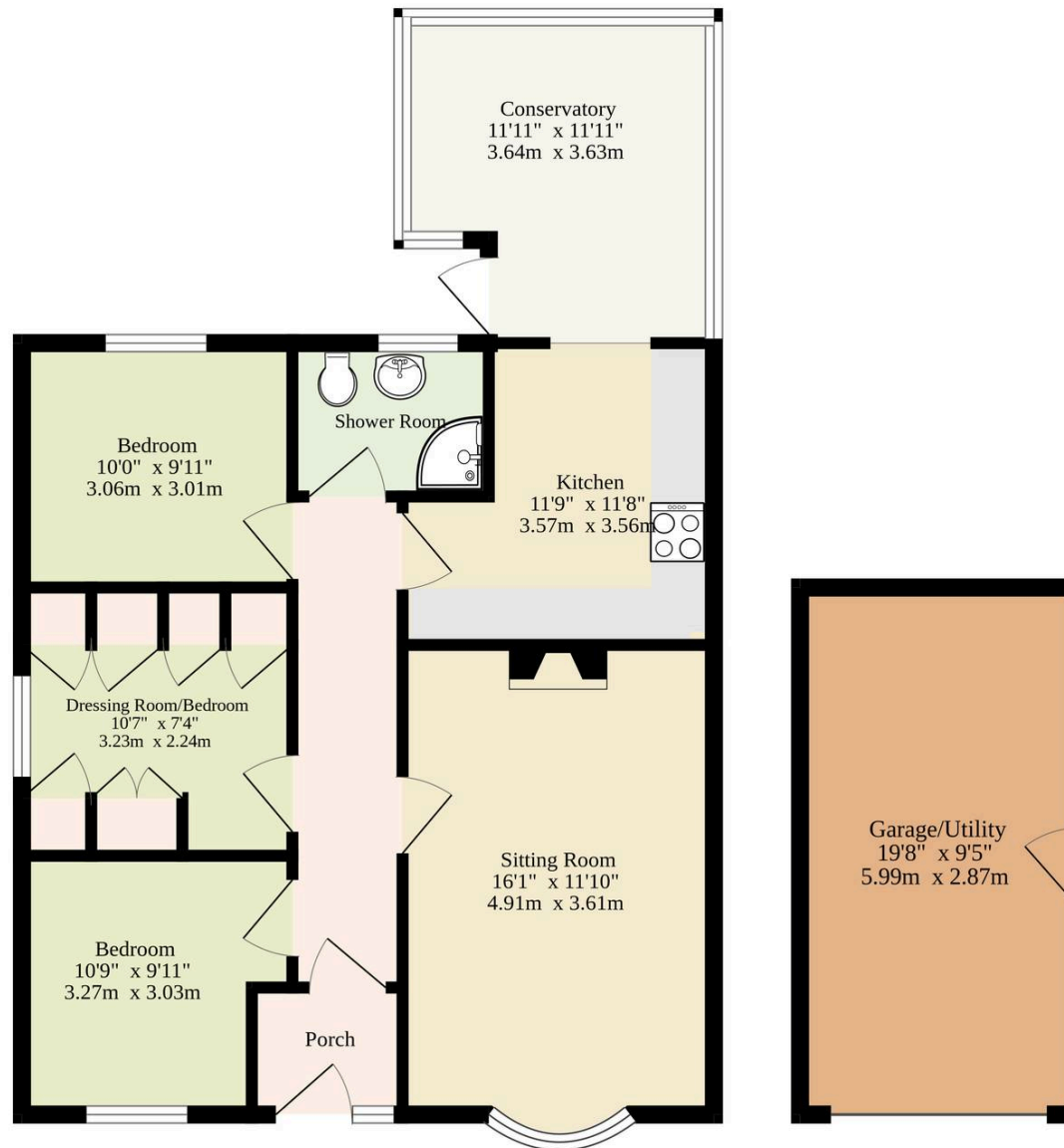
Council Tax Band: C

- Charming detached bungalow in the sought-after area of Gunton
- Perfect for someone looking to downsize without compromising on comfort and style
- Comfortable sitting room accentuated by a decorative fireplace and a large bay window
- Kitchen/dining room with plenty of storage space available
- Large conservatory filled with an abundance of natural light
- Three bedrooms & a shower room
- Beautifully landscaped garden that is fully enclosed for privacy
- Driveway providing off-road parking & a garage for storage options
- In close proximity to local amenities and the coast





**Ground Floor**  
**933 sq.ft. (86.7 sq.m.) approx.**



Sqft Includes Garage. Does Not Include The Porch, Hallway & Shower Room

**TOTAL FLOOR AREA : 933sq.ft. (86.7 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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