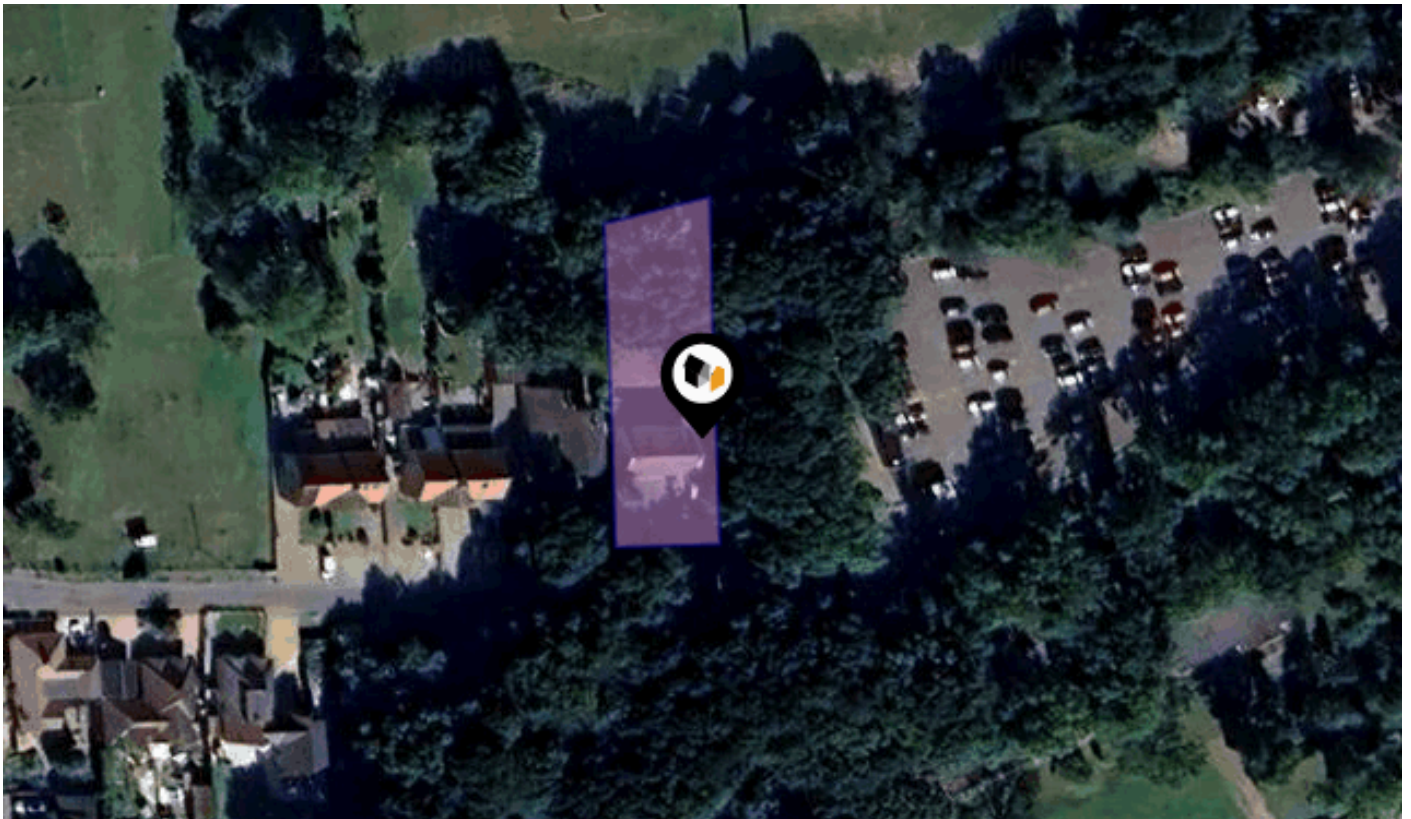




See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area
Monday 01st June 2026



GUNTON AVENUE, LOWESTOFT, NR32

Howards

164-166 London Road North, Lowestoft, Suffolk, NR32 1HB

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk



Property

Type:	Detached House	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.24 acres		
Year Built :	1950-1966		
Council Tax :	Band Deleted		
Title Number:	SK417803		

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1800 mb/s

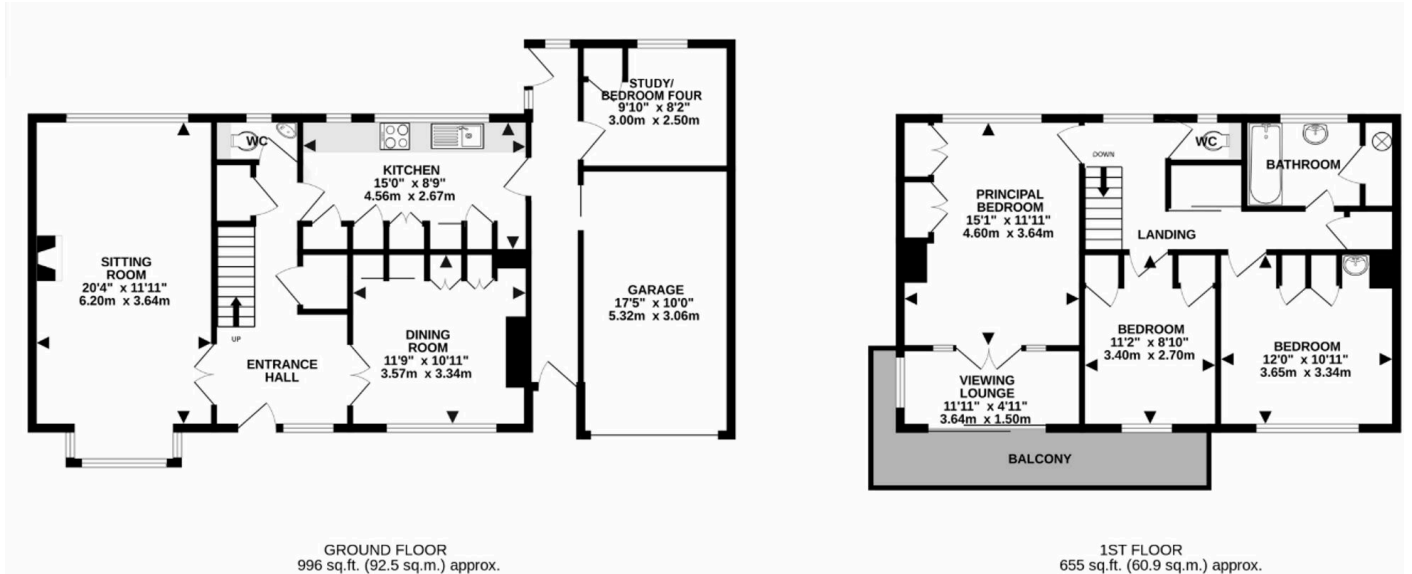
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



GUNTON AVENUE, LOWESTOFT, NR32



Gunton Avenue, NR32

Energy rating

C

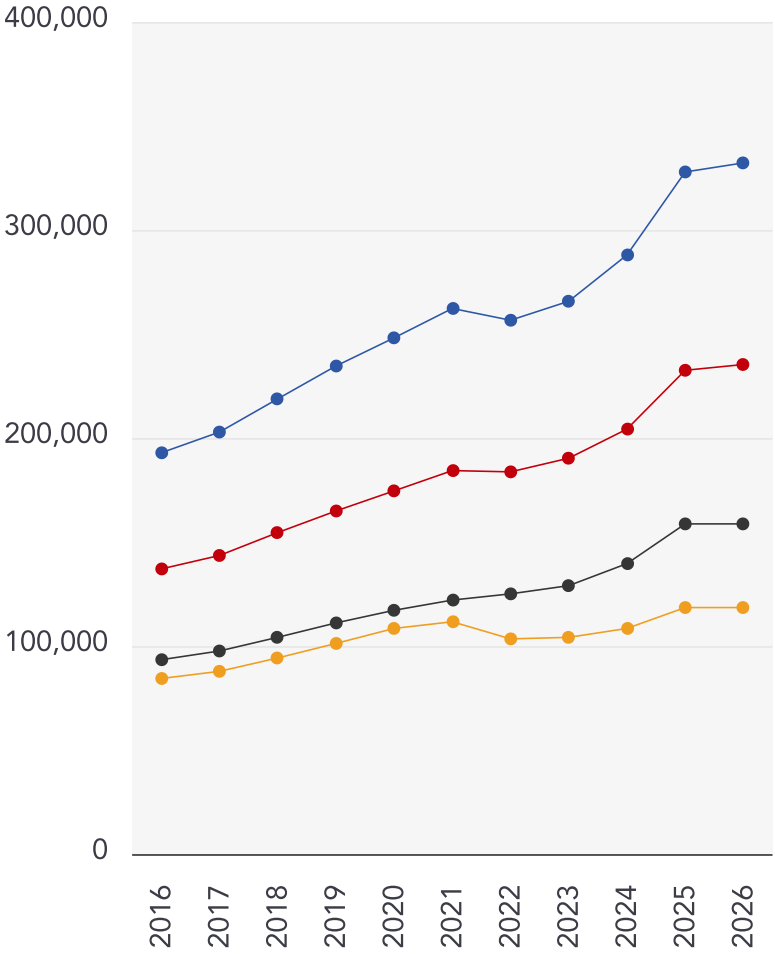
Valid until 03.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 400 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	127 m ²

10 Year History of Average House Prices by Property Type in NR32



Detached

+72.22%

Semi-Detached

+71.67%

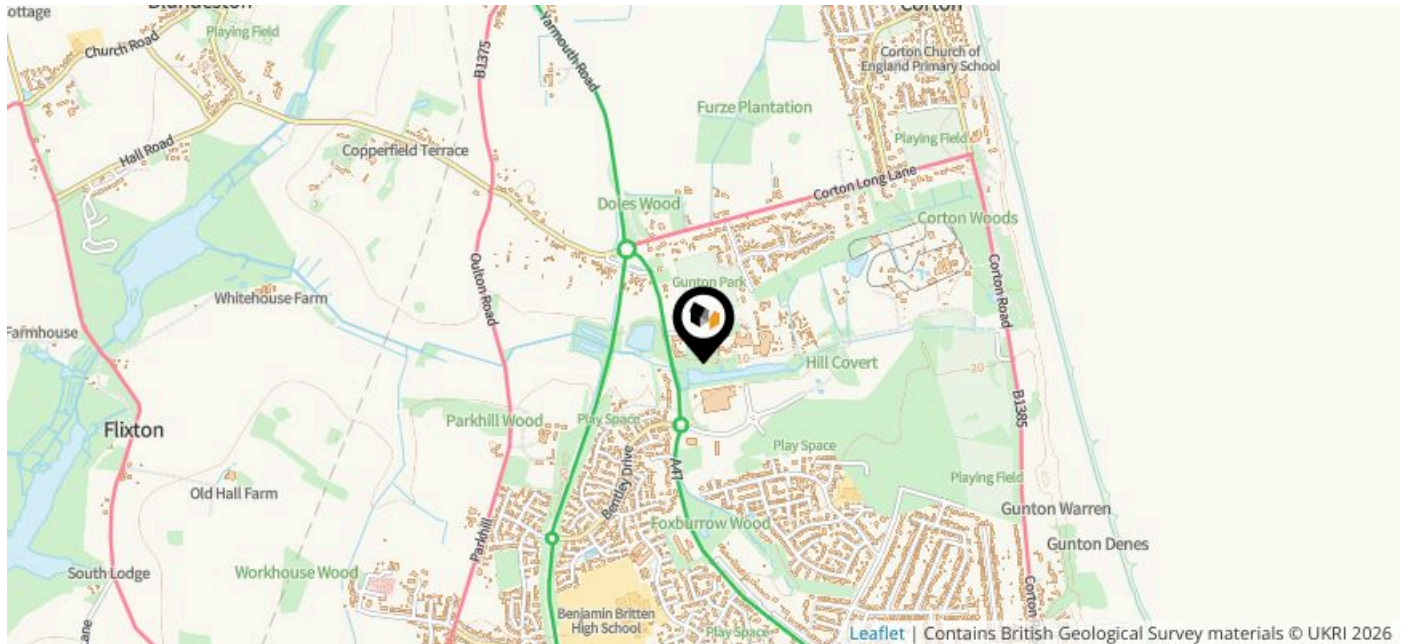
Terraced

+69.85%

Flat

+40.39%

This map displays nearby coal mine entrances and their classifications.



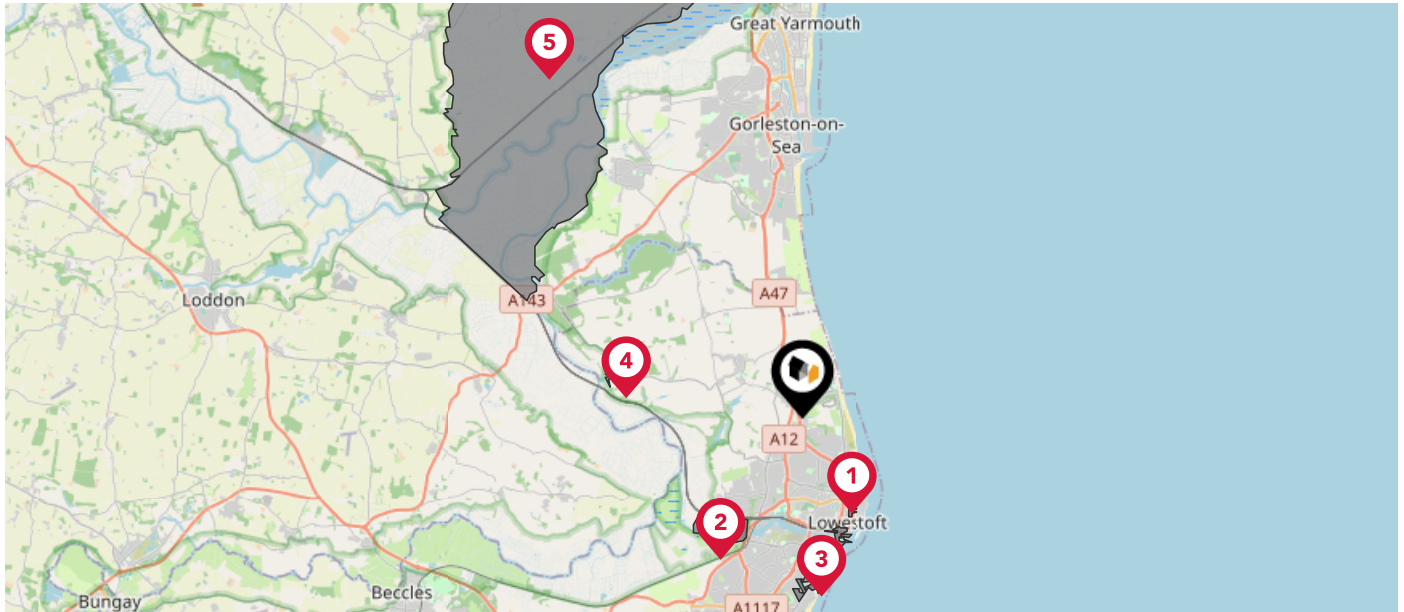
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



North Lowestoft



Oulton Broad



South Lowestoft and Kirkley

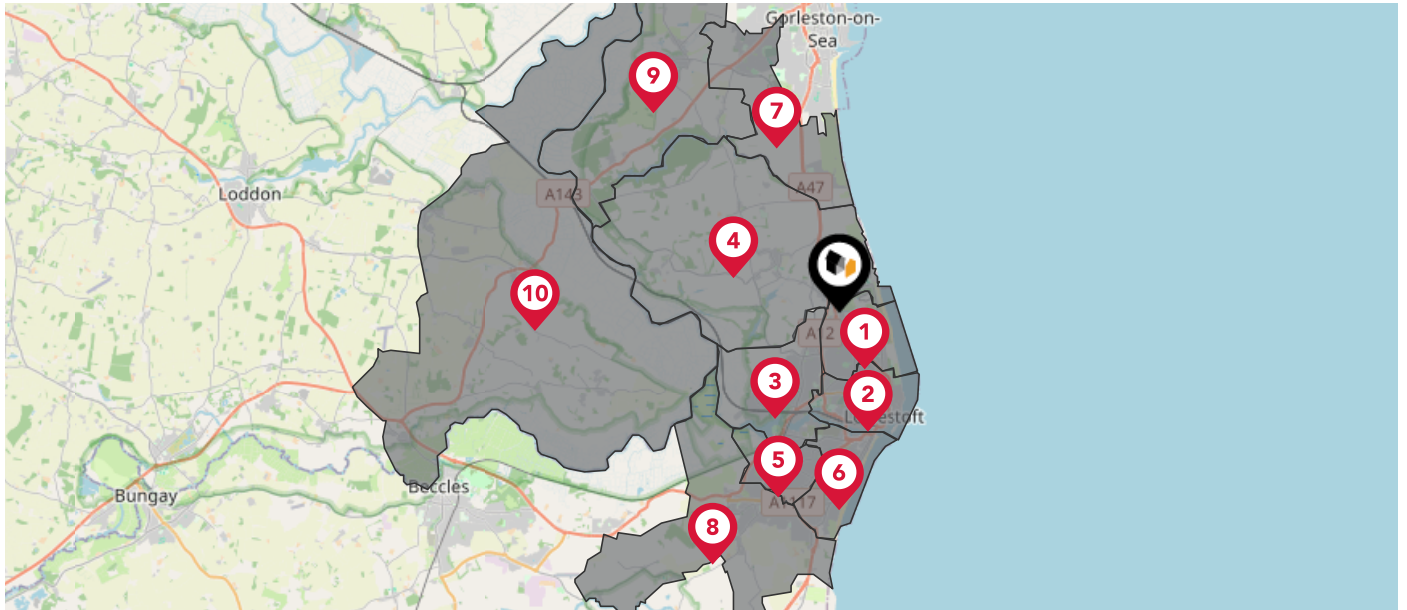


Somerleyton













Halvergate Marshes

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Gunton & St. Margarets Ward
-  Harbour & Normanston Ward
-  Oulton Broad Ward
-  Lothingland Ward
-  Carlton & Whitton Ward
-  Kirkley & Pakefield Ward
-  Bradwell South and Hopton Ward
-  Carlton Colville Ward
-  Lothingland Ward
-  Thurlton Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

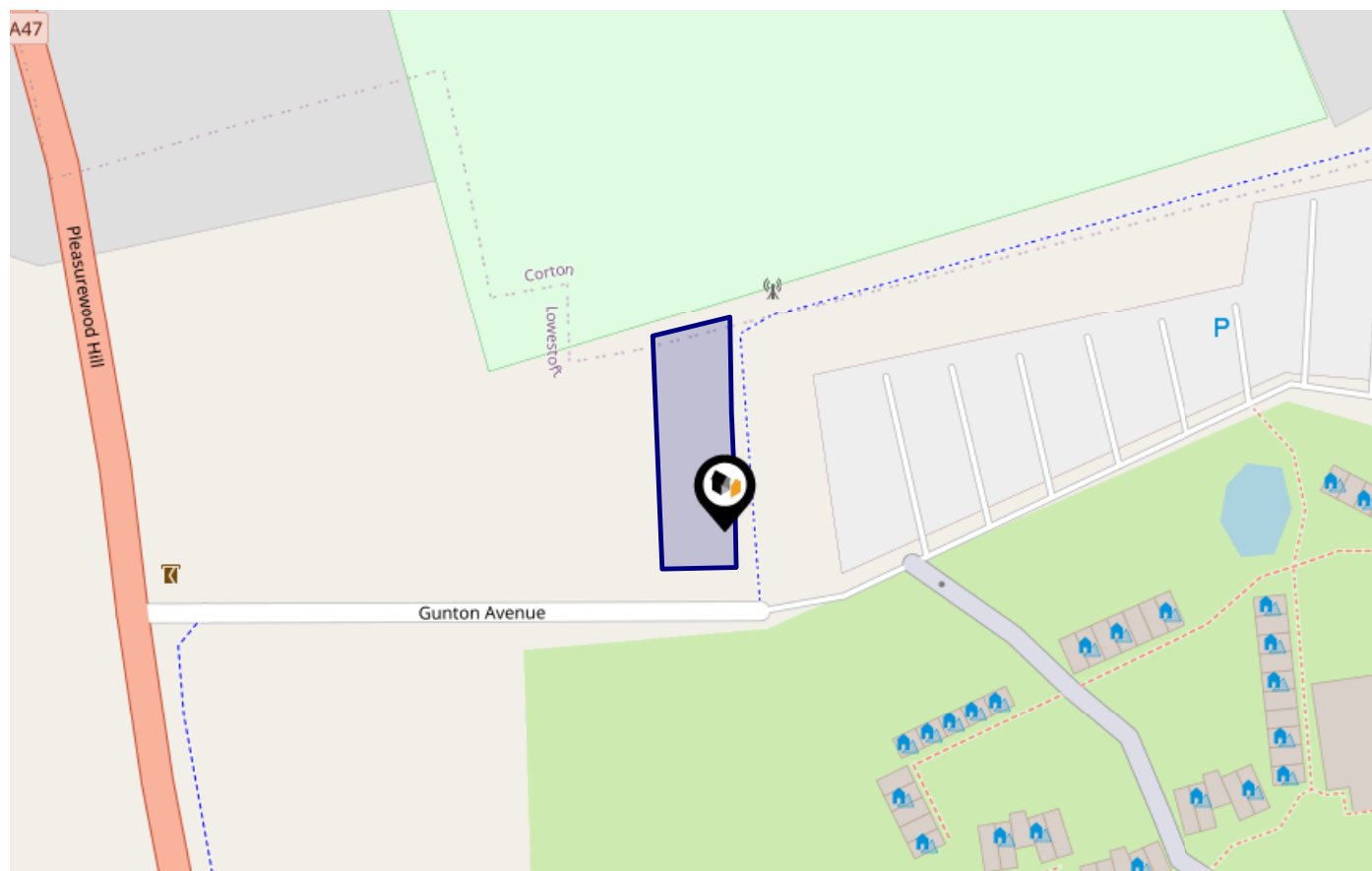
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

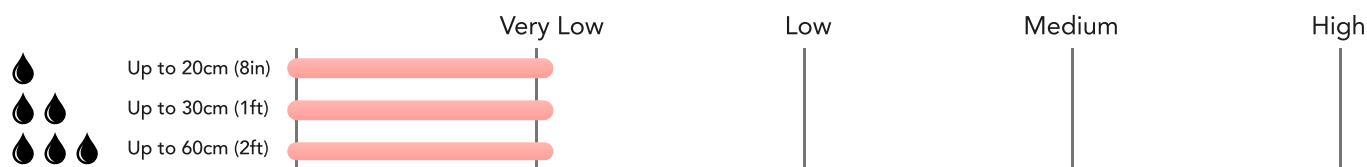


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

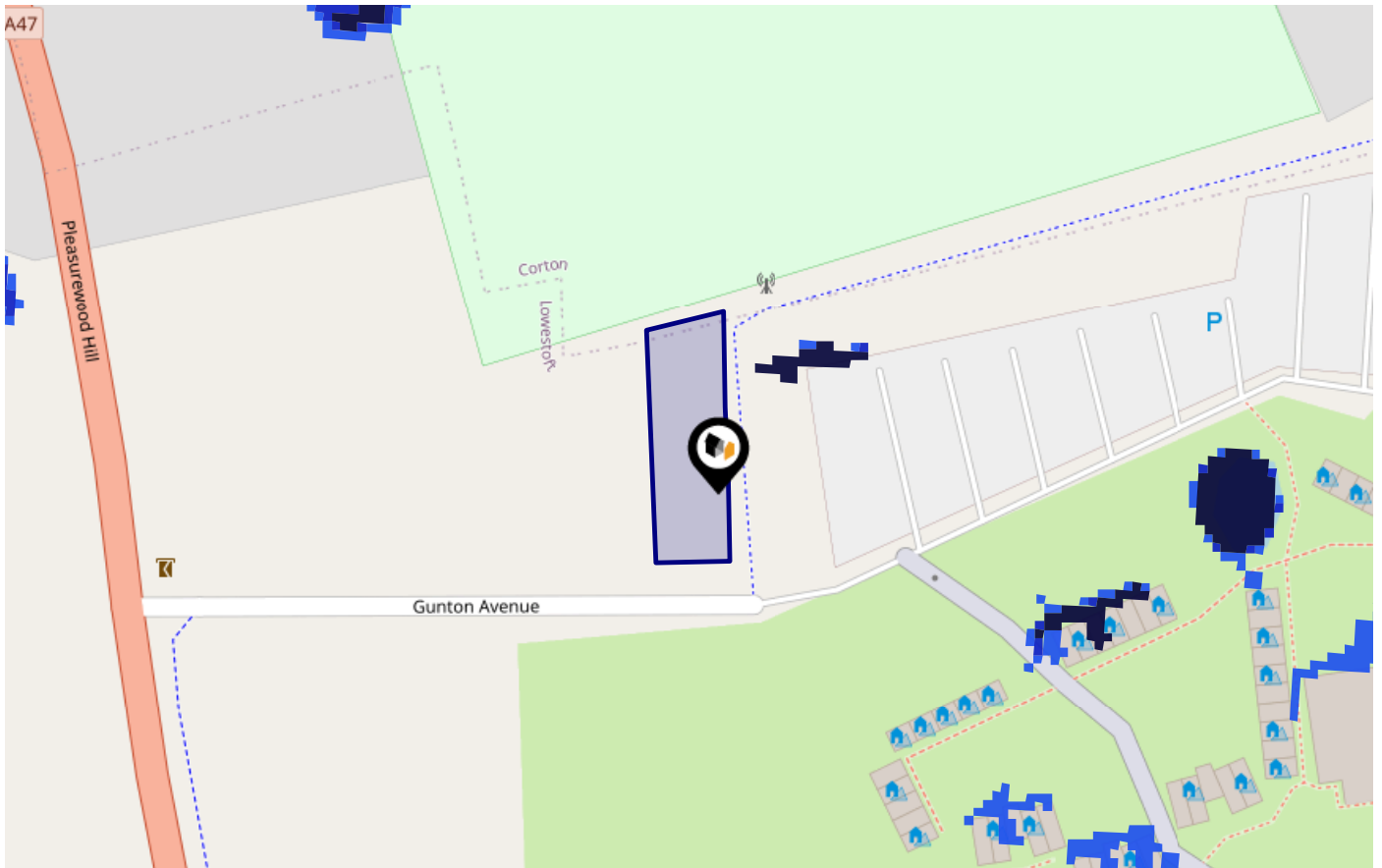
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

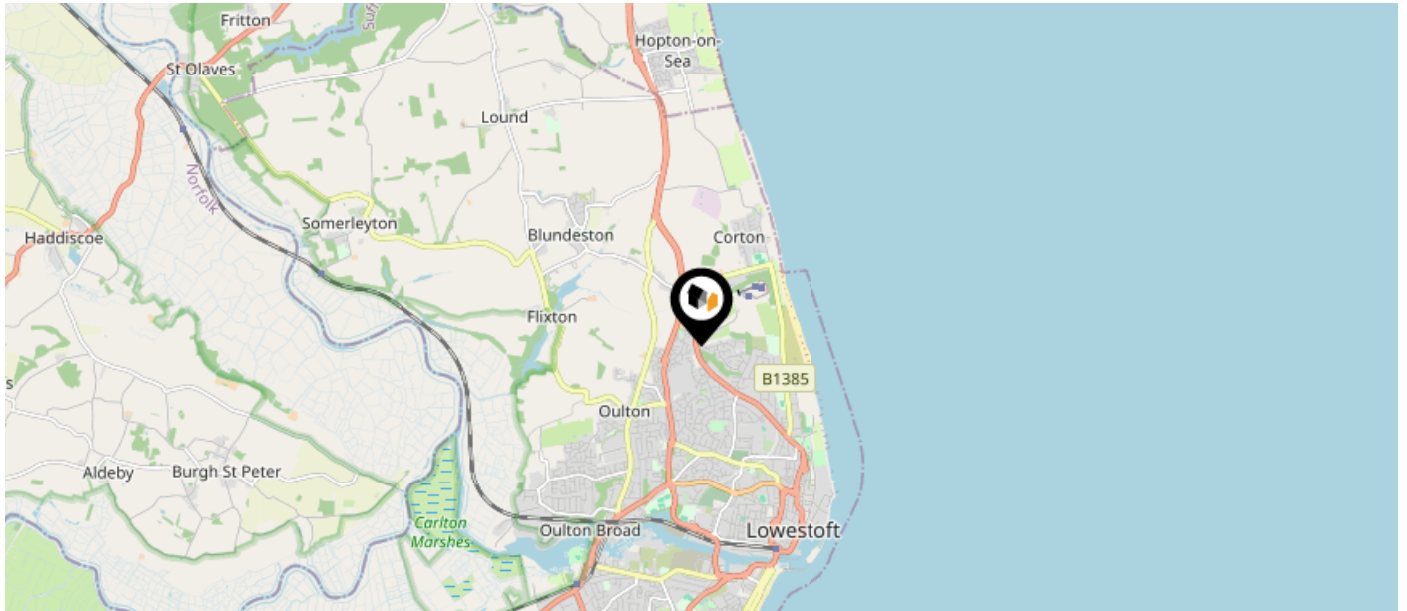
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



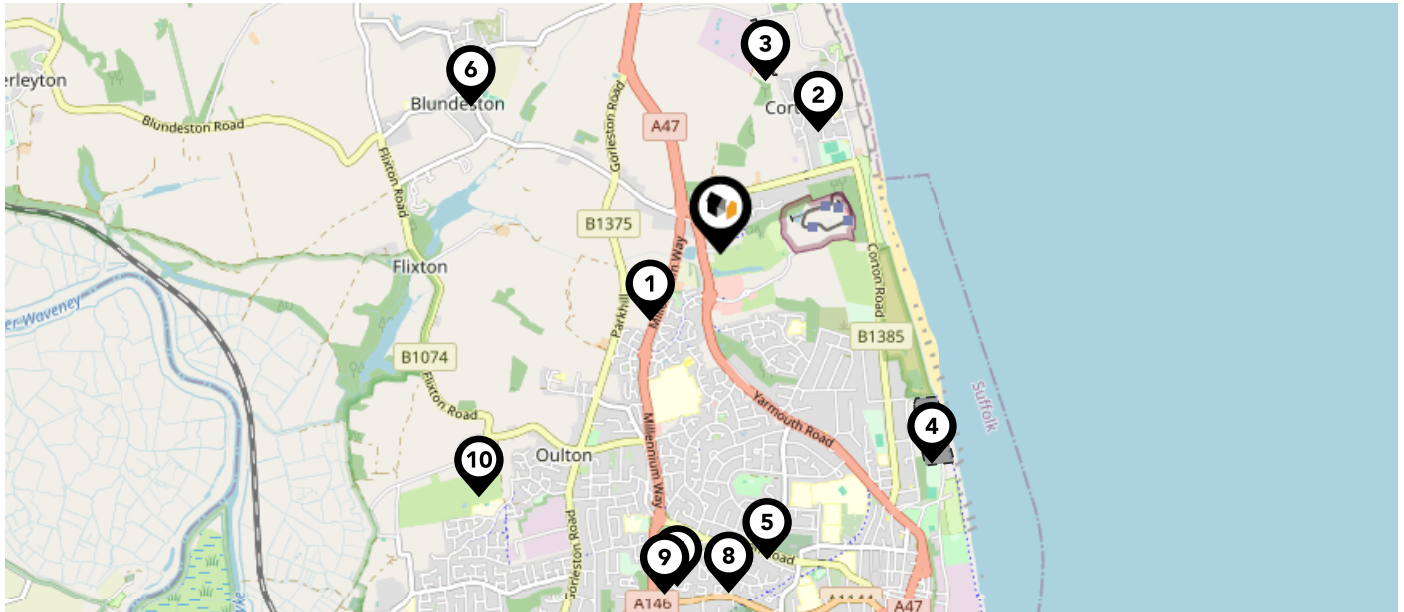
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



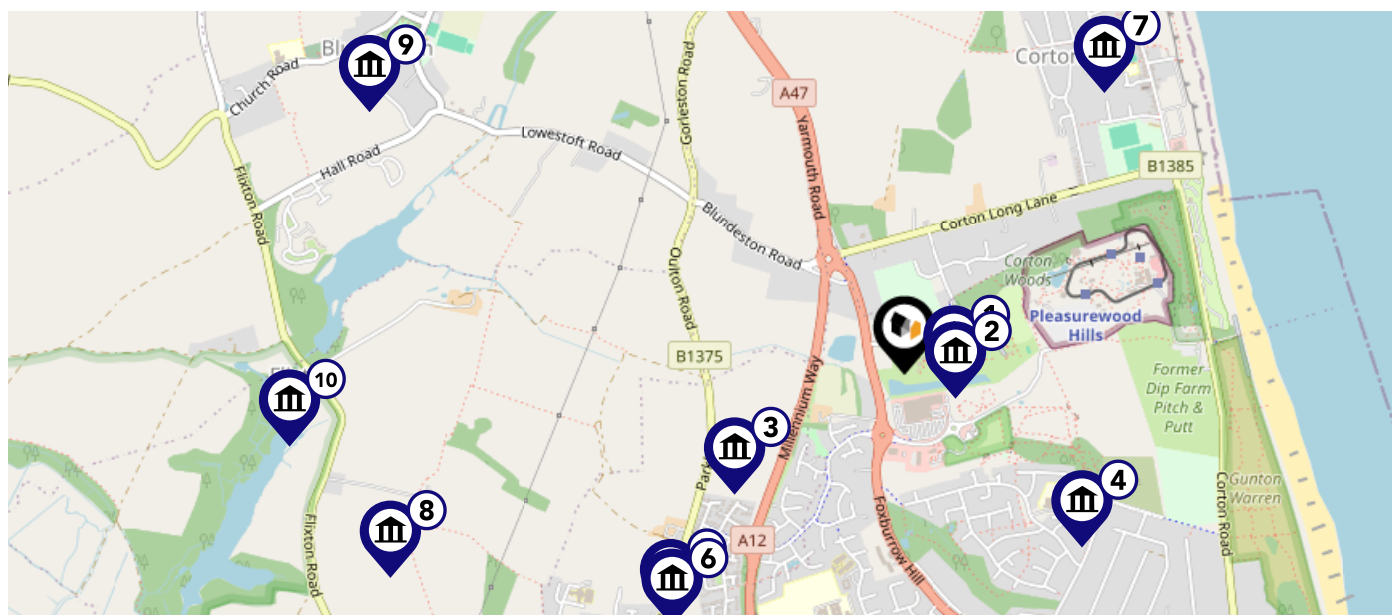
Nearby Landfill Sites








1	Parkhill Tip-Parkhill Farm, Oulton, Suffolk	Historic Landfill <input type="checkbox"/>
2	Station Road-Corton	Historic Landfill <input type="checkbox"/>
3	Disused Railway Cutting off Stirrups Lane-Corton	Historic Landfill <input type="checkbox"/>
4	North Denes-Blackborough End, Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
5	Haven Avenue-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
6	The Street-Blundeston	Historic Landfill <input type="checkbox"/>
7	Elizabeth Close-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
8	June Avenue-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
9	Fir Lane-Lowestoft, Suffolk	Historic Landfill <input type="checkbox"/>
10	EA/EPR/CP3495NQ/A001	Active Landfill <input checked="" type="checkbox"/>

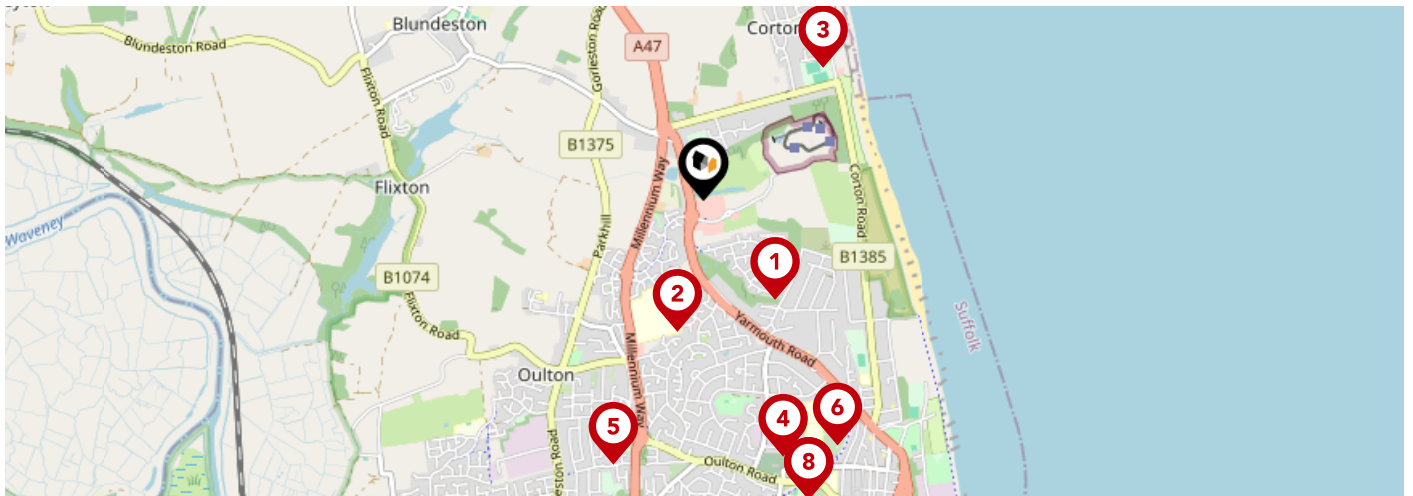
Maps

Listed Buildings

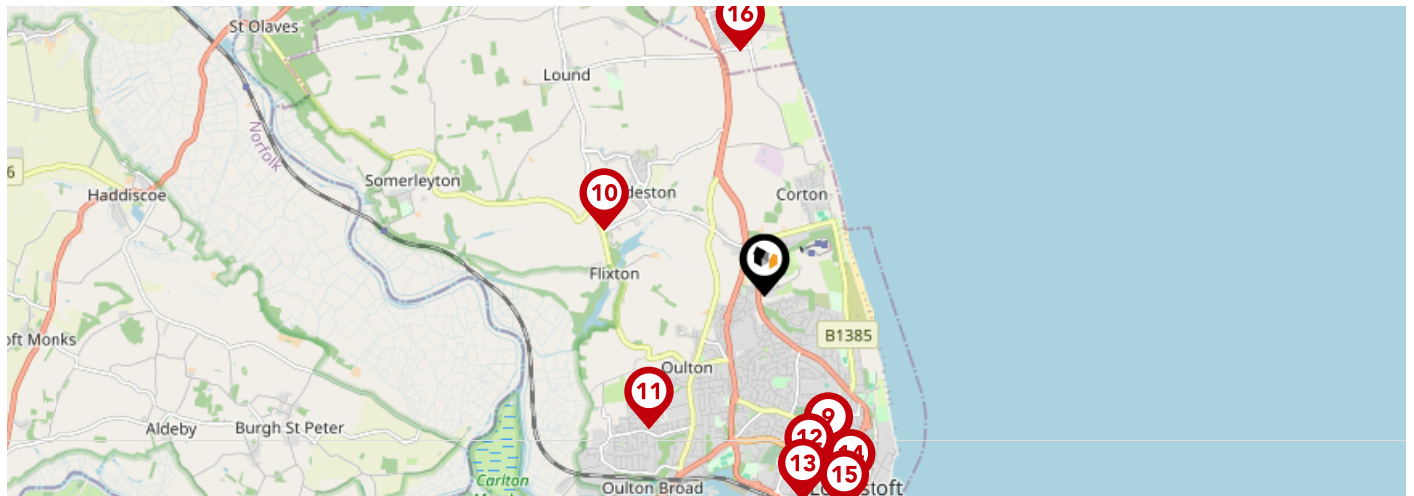
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1210011 - Stables To North Of Gunton Hall	Grade II	0.1 miles
	1279910 - Gunton Hall	Grade II	0.1 miles
	1209784 - Parkhill Hotel	Grade II	0.4 miles
	1208952 - Church Of St Peter	Grade II	0.6 miles
	1292467 - The Lodge	Grade II	0.7 miles
	1207041 - The Hall North The Hall South	Grade II	0.7 miles
	1031938 - Tower Mill	Grade II	0.8 miles
	1031947 - Ruins Of Church Of St Andrew	Grade II	1.2 miles
	1031946 - The Rookery	Grade II	1.3 miles
	1352638 - Flixton House And Stable Yard	Grade II	1.4 miles

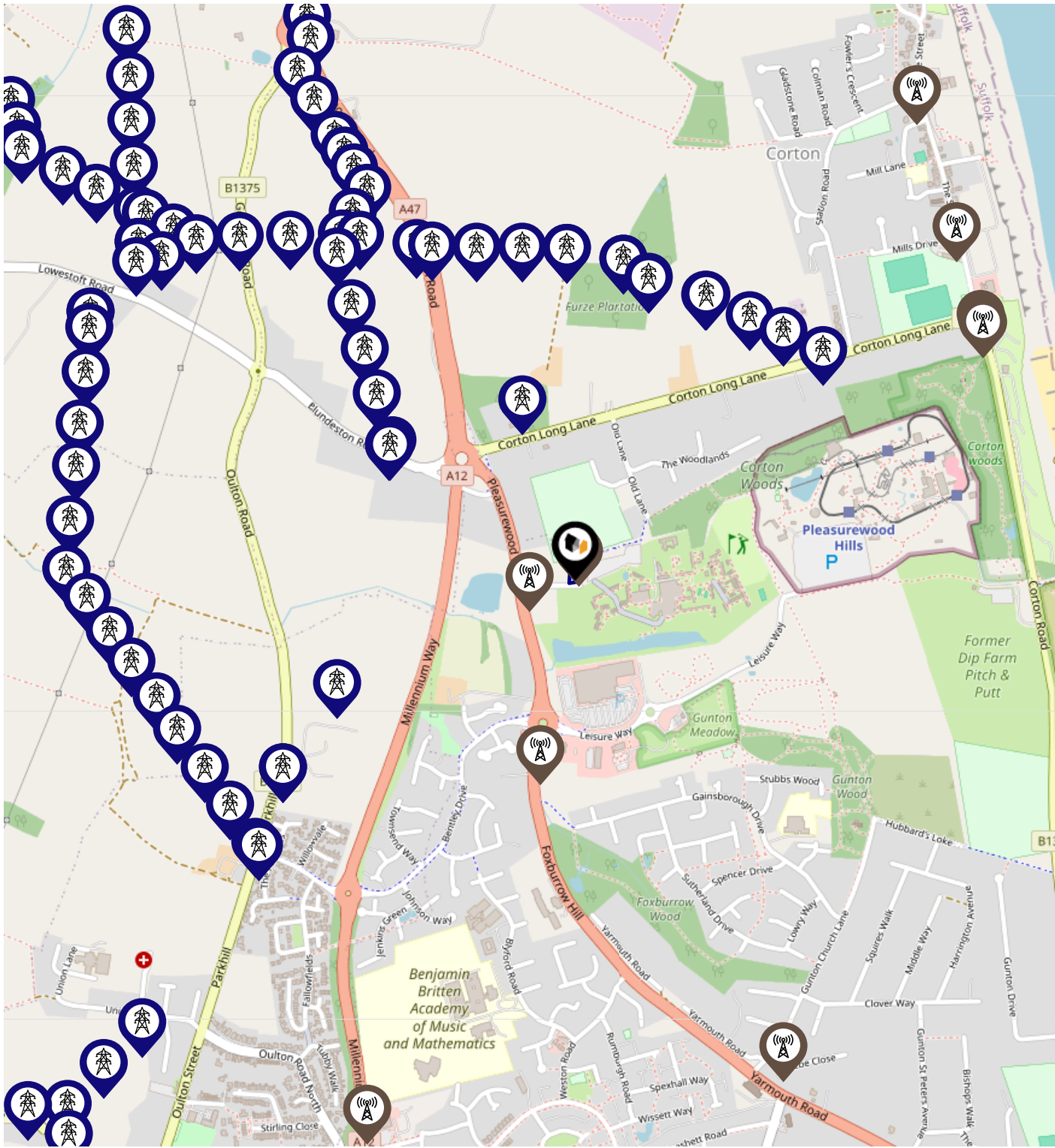


		Nursery	Primary	Secondary	College	Private
1	Gunton Primary Academy Ofsted Rating: Good Pupils: 324 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Benjamin Britten Academy of Music and Mathematics Ofsted Rating: Good Pupils: 1259 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Corton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 123 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Ashley School Ofsted Rating: Outstanding Pupils: 167 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Woods Loke Primary School Ofsted Rating: Outstanding Pupils: 483 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ormiston Denes Academy Ofsted Rating: Requires improvement Pupils: 767 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Poplars Community Primary School Ofsted Rating: Requires improvement Pupils: 312 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Northfield St Nicholas Primary Academy Ofsted Rating: Good Pupils: 365 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	St Margaret's Primary Academy Ofsted Rating: Good Pupils: 422 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Blundeston Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 179 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Limes Primary Academy Ofsted Rating: Good Pupils: 323 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	East Coast College Ofsted Rating: Good Pupils:0 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Roman Hill Primary School Ofsted Rating: Special Measures Pupils: 465 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Learning Support, Northern Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ness Point School Ofsted Rating: Good Pupils: 19 Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hopton Church of England Primary Academy Ofsted Rating: Good Pupils: 184 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

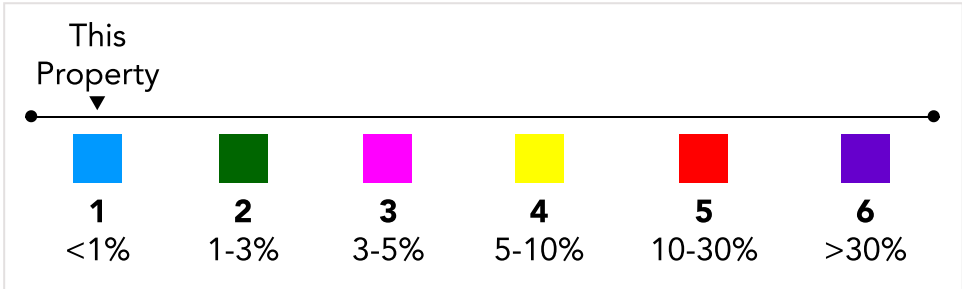
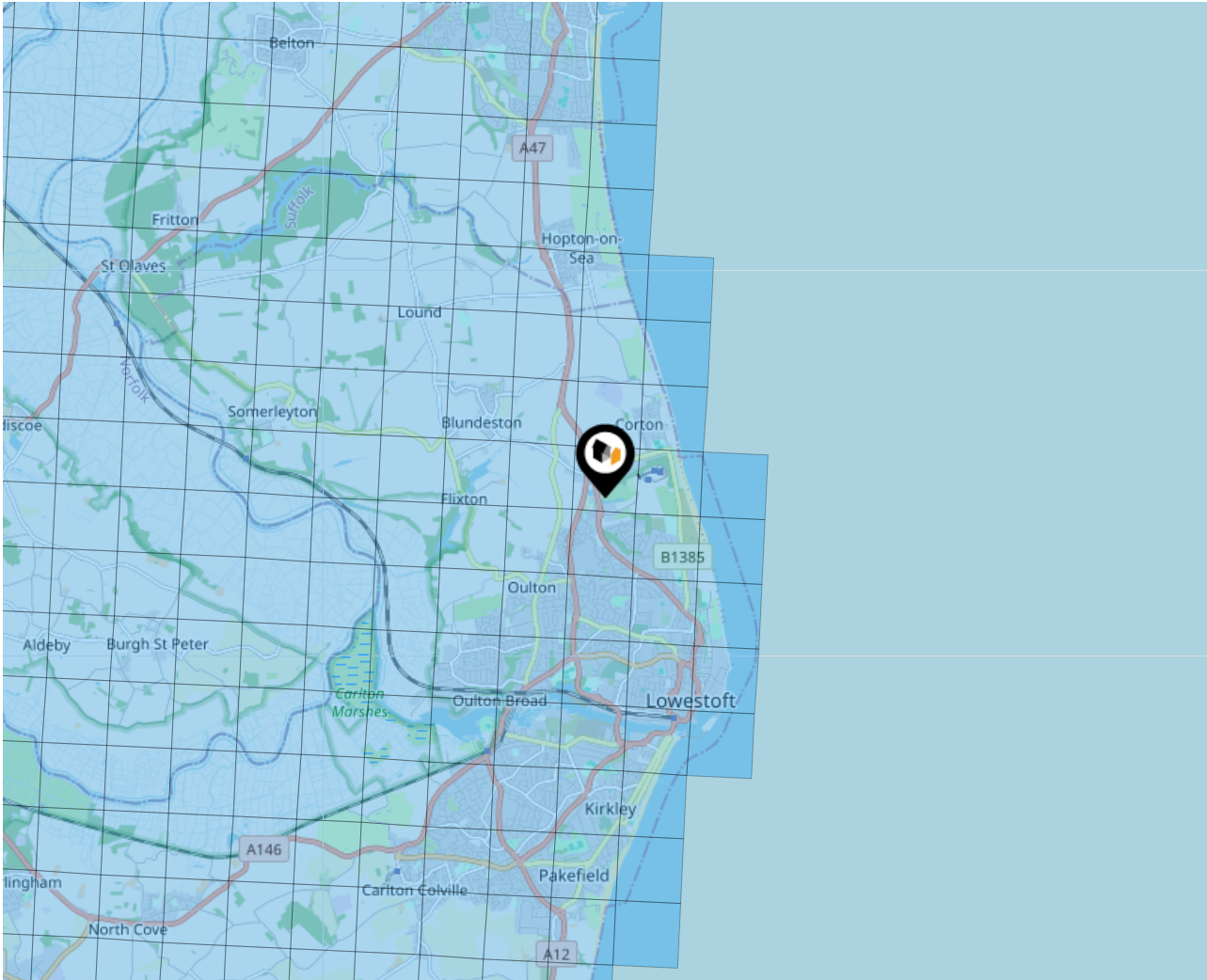


Key:

-  Power Pylons
-  Communication Masts

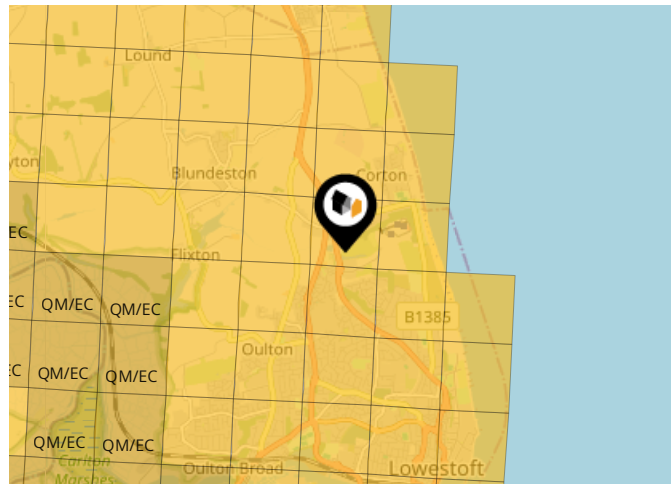
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

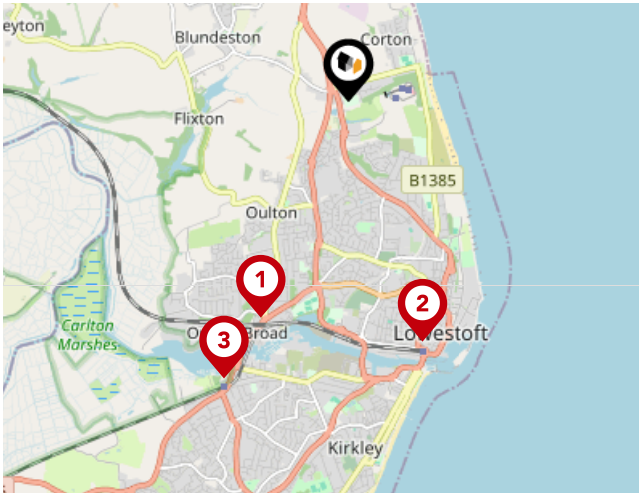
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

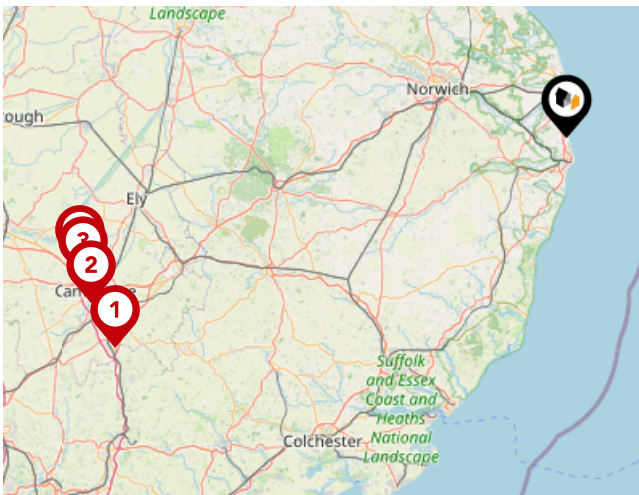
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



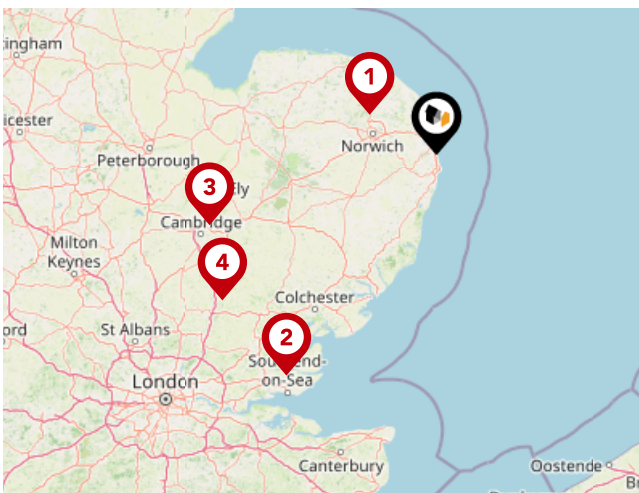
National Rail Stations

Pin	Name	Distance
1	Entrance1	2.11 miles
2	Entrance	2.27 miles
3	Entrance1	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	72.28 miles
2	M11 J11	72.96 miles
3	M11 J13	72.86 miles
4	M11 J14	72.86 miles

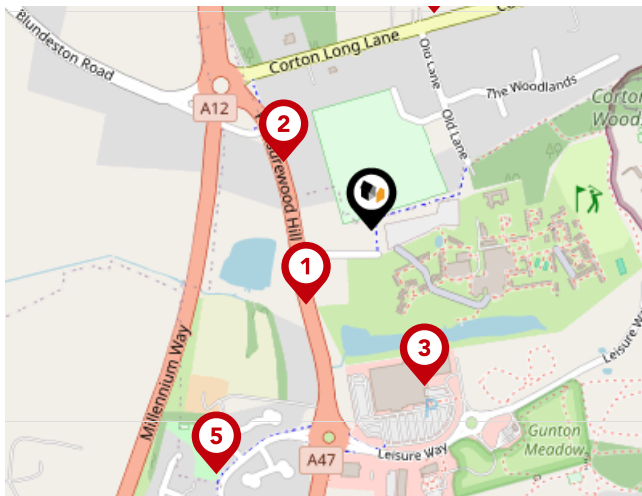


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	22.27 miles
2	Southend-on-Sea	78.27 miles
3	Cambridge	69.07 miles
4	Stansted Airport	75.6 miles

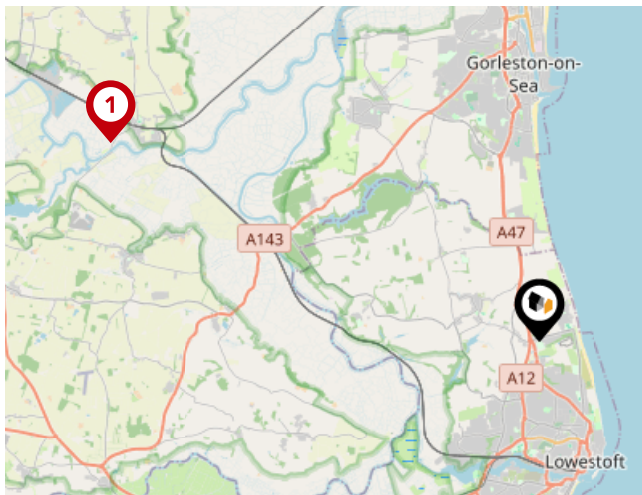
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gunton Hall	0.11 miles
2	Blundeston Road	0.13 miles
3	Tesco	0.18 miles
4	Old Lane	0.26 miles
5	Howley Gardens	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	8.51 miles

Howards Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

HOWARDS

Estate Agents since 1926

Howards

164-166 London Road North, Lowestoft,
Suffolk, NR32 1HB

01502 464412

lowestoft.lettings@howards.co.uk

www.howards.co.uk

