

**Aldreds**  
Estate Agents



29 Gunton Church Lane

Lowestoft, NR32 4LG

Asking Price £395,000



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## 29 Gunton Church Lane

Lowestoft, NR32 4LG

Aldreds are delighted to present this spacious four-bedroom detached home, ideally located within one of the most sought-after postcodes in North Lowestoft. The property is perfectly positioned within walking distance of Gunton Woods and Nature Reserve, as well as a scenic bridle path leading directly to Corton Beach. This impressive family home offers excellent outdoor space, featuring a generous frontage with ample off-road parking, a double tandem garage, and beautifully maintained rear lawned gardens enjoying a high degree of privacy. The versatile and well-proportioned accommodation comprises a wide entrance porch opening into a welcoming entrance hall, a spacious front-to-back lounge, a formal dining room, a well-sized kitchen, a ground floor bedroom, and a convenient ground floor W.C. To the first floor, a central landing provides access to three double bedrooms and a family bathroom. While the property would benefit from some updating, it presents an exciting opportunity to modernise and potentially extend (subject to planning permissions), making it an ideal long-term family home. Offered at a realistic asking price for this highly desirable Gunton St Peters location, early viewing is strongly advised. The property is available with no onward chain.

### Wide Entrance Porch

Fitted carpet, coved ceiling, Upvc entrance door large under stair storage cupboard, radiator.

### Wide Entrance Hall

Fitted carpet, radiator, power points, coved ceiling, galleried staircase leading off to first floor, 2 x full length storage cupboards.

### Lounge

11'5" x 20'9" (3.49 x 6.33)

Fitted carpet, coved ceiling, double aspect Upvc windows including Upvc sliding patio doors leading out to the rear garden, T.V point, power points, 2 x radiators.

### Formal Dining Room

11'5" x 9'8" (3.5 x 2.96)

Fitted carpet, coved ceiling, Upvc window, radiator, power points, wide opening double doors leading back through to the lounge.

### Kitchen

13'3" x 10'11" (4.06 x 3.35)

Tiled flooring, range of fitted kitchen units, extended work surfaces, tiled splash backs, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, full length airing cupboard, full length pantry cupboard which houses the energy efficient gas boiler, Upvc window overlooking the rear garden, Upvc door leading out to the side driveway.

### Bedroom 4

8'3" x 11'2" (2.53 x 3.42)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.





#### Cloakroom

Fitted bathroom flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, tiled splash backs, Upvc window.

#### First Floor

Full size central landing, fitted carpet, radiator, loft access leading to insulated loft space, double fitted cupboard, power points.

#### Bedroom 1

11'9" x 12'3" (3.6 x 3.75)

Fitted carpet, Upvc window, radiator, power points.

#### Bedroom 2

11'6" x 9'9" (3.53 x 2.98)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.

#### Bedroom 3

8'11" x 10'9" (2.73 x 3.28)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.

#### Family Bathroom

Fitted bathroom flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level W.C, part tiled walls, Upvc window, radiator with towel rail.

#### Outside To the Front

There is a substantial frontage which is laid to lawn, mature shrubs and trees, long driveway providing ample off road parking for a variety of cars or motor vehicles that leads down to double tandem garage with up and over doors, power points and lighting.

#### Outside To The Rear

There is a beautifully presented rear garden which has a very private rear and side aspect, laid to lawn with a full range of specimen mature flowers and shrubs, small wildlife pond with water lilies, timber and felt garden shed, greenhouse, patio seating area ideal for bistro style dining, side access leading back to the front driveway which is all enclosed by high shrubs and fencing.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas, drainage.

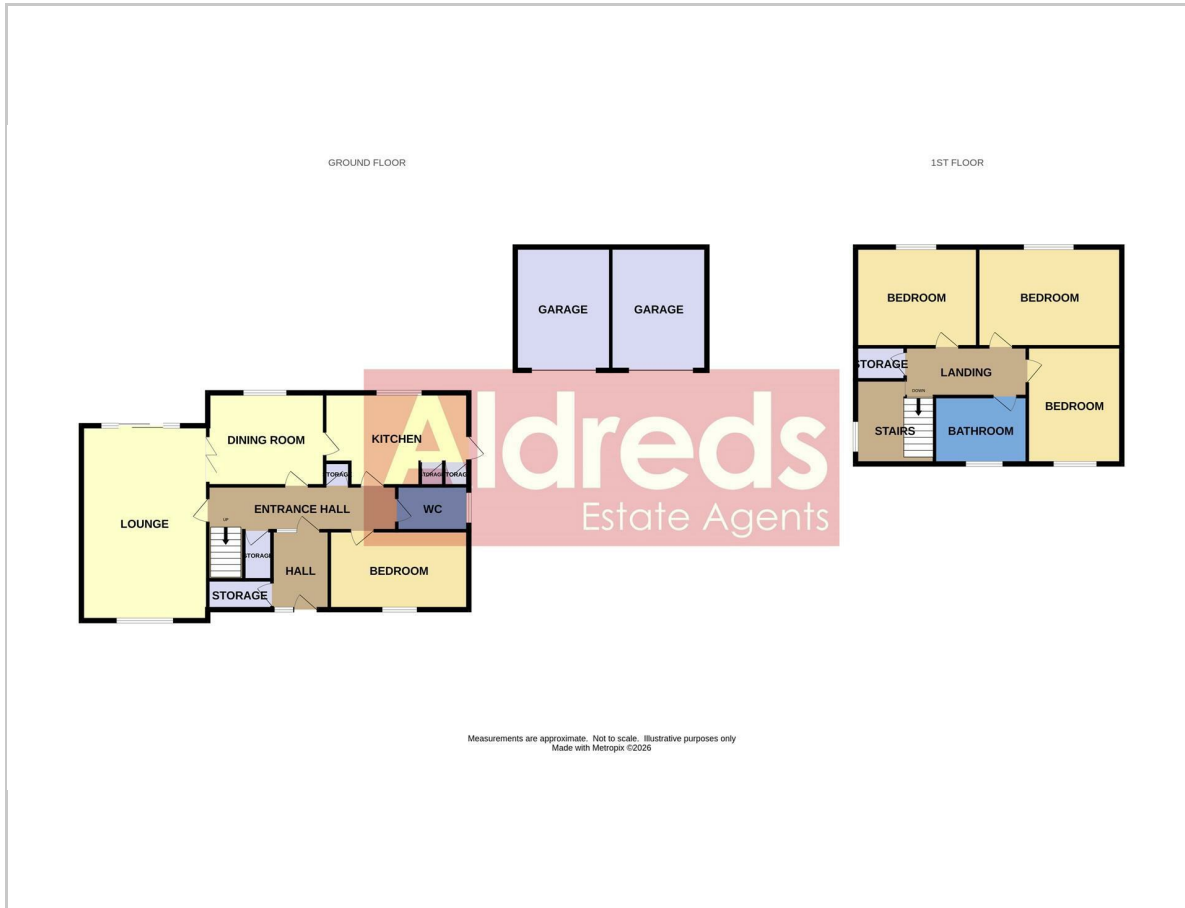
#### Council Tax

Band 'D'

Ref: L2602/05/26



## Floor Plan



## Area Map



## Viewing

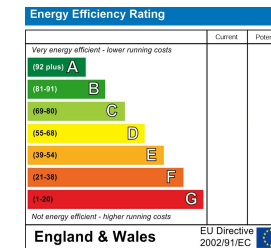
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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