

£525,000
Guide Price



Gunton Drive

Lowestoft, NR32 4QB

- Quiet cul-de-sac situated in the highly sought-after Gunton location
- Within walking distance of the beach
- Four generous double bedrooms
- Spacious rear garden with cabin, vegetable plots and entertaining space
- Driveway providing off-road parking for multiple vehicles with EV charging point
- Flexible layout with potential for multigenerational living
- Rear extension creating an additional reception room
- 16 fully owned solar panels with attractive original Feed-in Tariff & batteries
- Close to local amenities, schools and transport links
- Brick built garage and multiple external storage options

**PAUL
HUBBARD**

e - info@paulhubbardonline.com
t - 01502 531218



Location - Lowestoft

This home is situated in Gunton, just moments from the beach. Within the Heart of the English Coastal Town- Lowestoft, nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Porch Entrance

Main entrance door & double glazed window to the front aspect, tile flooring and double doors opening into the hallway.

Entrance Hall

Fitted carpet, radiator, loft access and doors opening to the bedrooms, bathroom, kitchen & a storage cupboard (housing the solar panel controls & consumer unit).

Sitting Room/Bedroom 4

4.30m into bay x 4.44m

Currently being used as a sitting room but has the flexibility to be used as a bedroom, comprising of Fitted carpet, UPVC double glazed window to the side aspect, x2 radiators and a UPVC double glazed bay window to the front aspect.

Kitchen/Breakfast Room

4.46m x 3.64m

Vinyl flooring, x3 dual aspect UPVC double glazed windows, radiator, built-in airing cupboard (housing the gas boiler & water cylinder), spotlights, ceiling fan with light, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in double oven, ceramic hob, stainless steel extractor hood, breakfast bar and a door opens into the utility room.

Utility Room

3.22m x 2.51m

Vinyl flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, spotlights, ceramic hob, extractor hood, space for a fridge-freezer, washing machine & dishwasher, a door opens to the lounge/ diner and a UPVC door opens to the rear garden.

Lounge/Diner

7.30m max x 3.70m

Located at the rear of the property, an open plan lounge/diner which benefits from stunning views out onto the garden, featuring solid wood flooring, x3 radiators, x2 sets of French doors opening to the garden and a UPVC double glazed window to the side aspect.

Bathroom

2.49m x 1.77m

Vinyl flooring, Velux window, spotlights, extractor fan, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, panelled bath tub with a mixer tap & a handheld shower attachment set above and tile splash backs.

Bedroom 1

5.86m max x 2.49m

Fitted carpet, UPVC double glazed window to the side aspect, Velux window, radiator, and a dressing area with fitted wardrobes (to remain), with doors opening to the lounge/diner and ensuite shower room.





Ensuite Shower Room

2.51m x 1.32m

A wet room style shower room featuring sloped vinyl flooring, Velux window, extractor fan, heated towel rail, toilet, wall-mounted wash basin with mixer tap, mains-fed shower with both handheld & rainfall heads and tile splash backs.

Bedroom 2

3.83m into bay x 3.81m

Fitted carpet, UPVC double glazed window to the side aspect, radiator and a UPVC double glazed bay window to the front aspect.

Bedroom 3

3.81m x 2.78m

Fitted carpet, UPVC double glazed window to the side aspect, radiator and fitted wardrobes.



Outside

To the front of the property is a well-maintained lawned garden with beautifully stocked planted and shingle borders. A pathway leads to the main entrance, while a generous paved driveway provides off-road parking for multiple vehicles and benefits from an EV charging point and outdoor lighting. The driveway extends to the detached garage. The front garden is enclosed by a brick wall, with gated side access leading to the rear garden.

The impressive rear garden is predominantly laid to lawn and enjoys a variety of mature trees, established plants and well-tended shrubs, creating a private and attractive outdoor space. A raised patio provides the ideal area for outdoor dining and entertaining. Additional features include a substantial cabin/summerhouse, three timber storage sheds, vegetable planting areas, an outside tap, double external sockets and external lighting. The garden is fully enclosed by panel fencing, making it ideal for families and pets.



Cabin

6.29m x 3.67m

A spacious and versatile summerhouse style cabin featuring French doors at both ends and double-glazed windows, offering an abundance of natural light. This excellent additional space is ideal as an entertaining area, home office, gym, hobby room or peaceful retreat.

Garage

approx. 5.09m x 2.04m

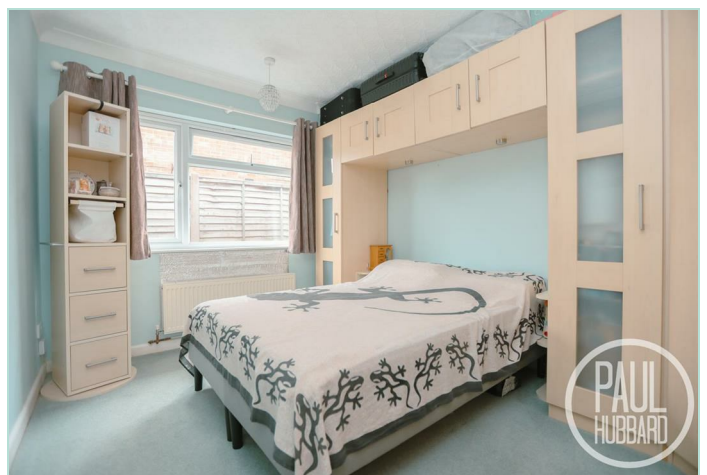
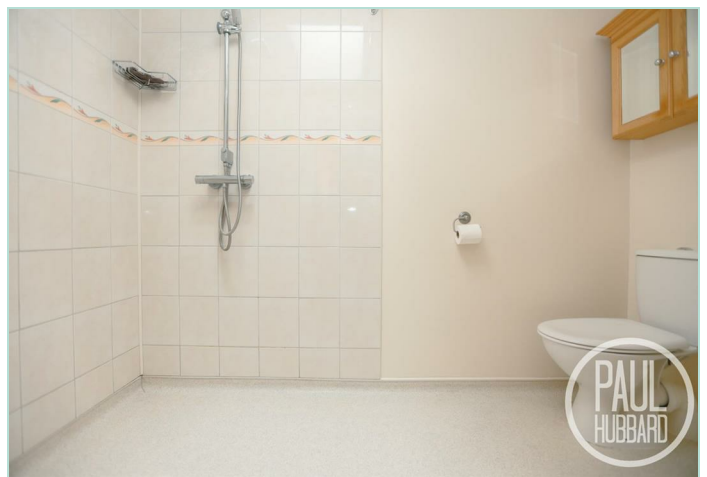
Detached brick-built garage fitted with power, lighting, consumer unit and shelving. Access is provided via an up-and-over door to the front, together with a pedestrian door to the side.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
Council Tax Band: D
EPC Rating: B
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GUNTON DRIVE
1647 sq.ft. (153.0 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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