



Aldreds
Estate Agents

2 Clyffe View Gunton Cliff

Gunton, Lowestoft, NR32 4FF

£615,000



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We are delighted to offer this superb four-bedroom executive family home, arranged over three floors in the prestigious Gunton Cliff development. Beautifully presented throughout, the property benefits from stylish Velfac double glazing, underfloor heating to the ground floor, sea views from all levels, a stunning first-floor balcony, and a 23ft garage with additional parking. The welcoming entrance hall leads to a spacious bay-fronted kitchen/diner fitted with contemporary ivory gloss units, integrated appliances including double ovens, induction hob, dishwasher and fridge/freezer. A ground floor WC with wheelchair-friendly access, utility room with integrated washing machine, and a west-facing day room with bi-fold doors opening onto the garden complete the ground floor. The wide first-floor landing provides access to a modern shower room, a generous double bedroom with fitted wardrobe, and an impressive lounge with glazed doors opening onto an elevated balcony boasting panoramic views across Gunton Cliff and the North Sea. On the second floor are three further bedrooms, including a spacious principal bedroom with Juliette balcony, breathtaking sea views and an en-suite shower room. A family bathroom serves the remaining bedrooms, comprising a further double and a good-sized single. Outside, the private west-facing rear garden offers a patio, artificial lawn, meadow-style planting and gated access to the rear. The 23ft garage features an electric roller door, side access and an allocated parking space. To the front are attractive communal gardens. This exclusive development of just six homes occupies the former grounds of the historic Briar School and benefits from resident-managed communal areas with an annual service charge of approximately £150.

GROUND FLOOR

Entrance Hall

39'4" x 5'2" (12 x 1.58)

Kitchen/Diner

21'7" x 10'5" (max) (6.6 x 3.2 (max))

Ground Floor W.C.

3'9" x 5'9" (1.15 x 1.77)





Dayroom
13'8" x 11'8" (4.17 x 3.57)

FIRST FLOOR

Lounge
18'9" x 15'5" (max) (5.74 x 4.7 (max))

Balcony
15'8" x 6'1" (4.78 x 1.86)

Shower Room
8'6" x 5'6" (2.6 x 1.7)

Bedroom Two
11'3" x 10'2" (3.44 x 3.1)

SECOND FLOOR

Master Bedroom
14'1" x 11'8" (4.3 x 3.57)

Ensuite
8'4" x 4'7" (2.55 x 1.40)

Bedroom Three
10'9" x 10'2" (3.3 x 3.1)

Bedroom Four
8'5" x 6'7" (2.57 x 2.03)

Family Bathroom
10'2" x 5'10" (max) (3.1 x 1.8 (max))

Tenure
Freehold

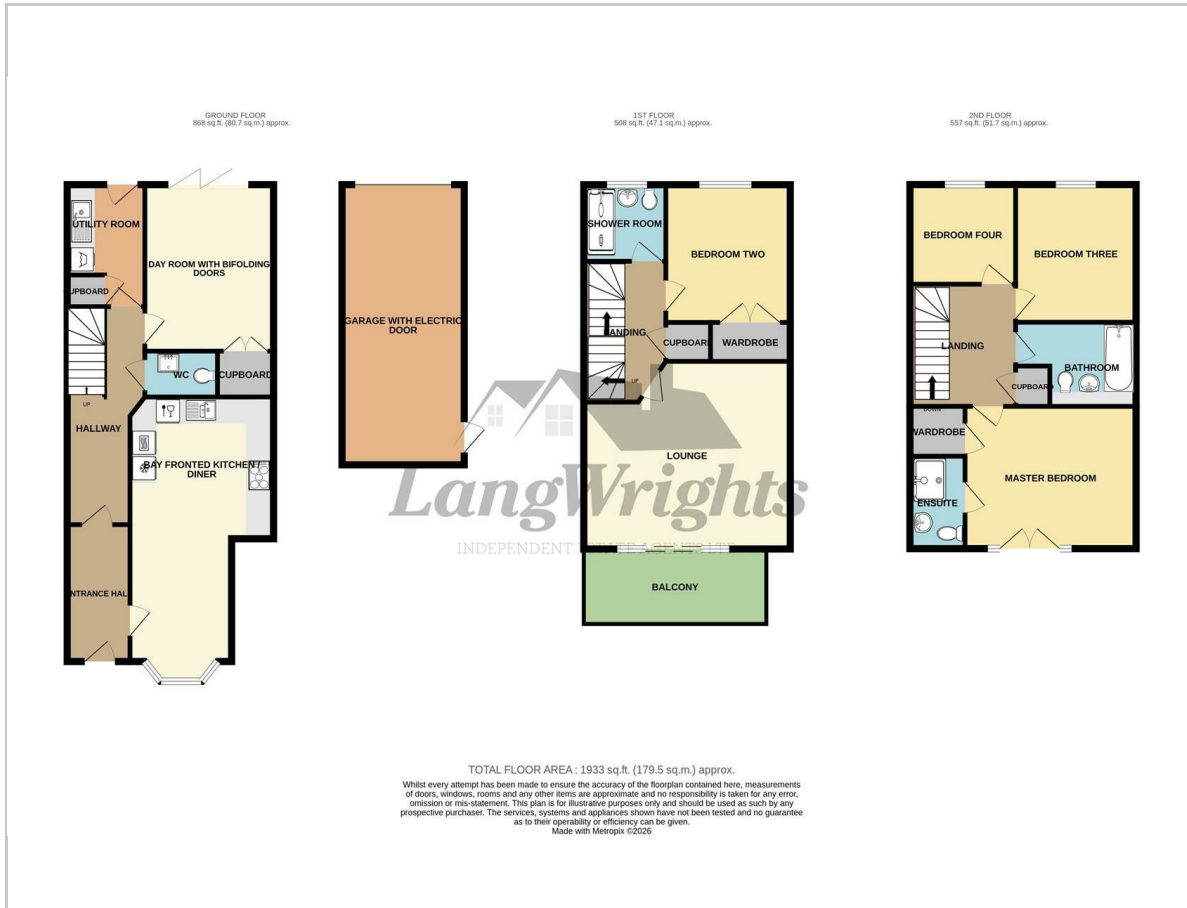
Services
Mains water, waste, gas, electricity.

Council Tax
East Suffolk Council Band 'E'

Ref: L2647/06/26



Floor Plan



Viewing

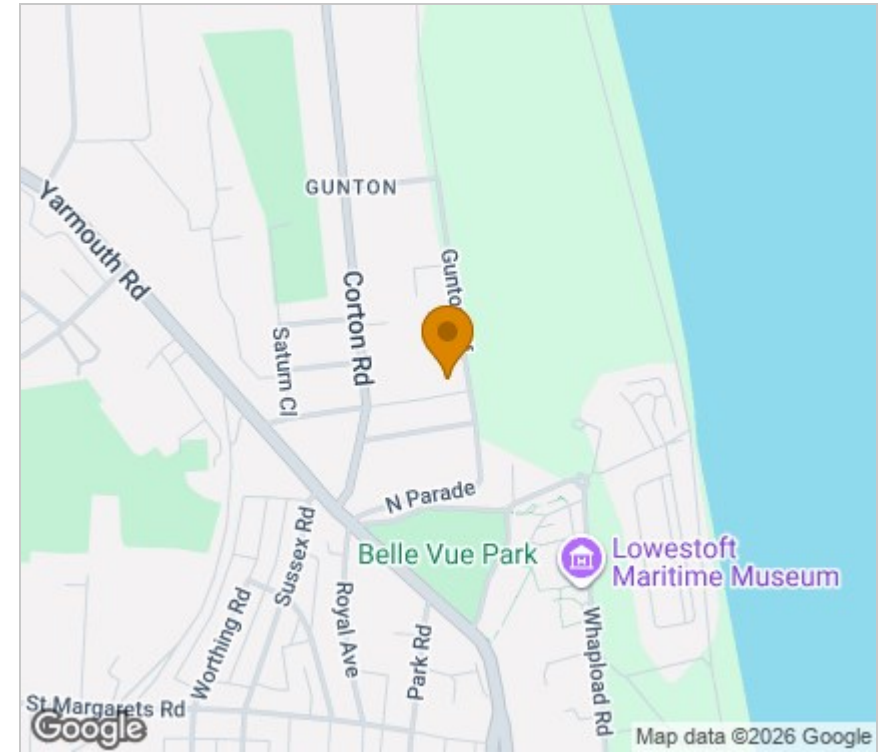
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

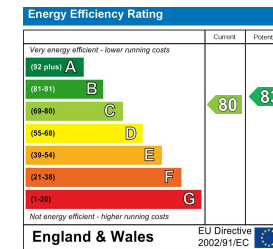
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Area Map



Energy Efficiency Graph



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