

**Aldreds**  
Estate Agents

27 Gunton Drive

Lowestoft, NR32 4QA

Asking Price £475,000





## 27 Gunton Drive

Lowestoft, NR32 4QA

Aldreds are delighted to offer this substantial 1930's built 4 bedroomed detached residence situated in this very desirable Gunton Drive location within North Lowestoft, probably the best position in Gunton Drive, enjoying views from the front down the drive to the sea beyond. The property is presented to a good standard throughout and has many original 1930's features including internal doors and refurbished original windows with secondary double glazed upgrade. The property sits on \*\*approximately 1/3 acre of gardens\*\* and offers substantial family accommodation including a wide entrance hall with original oak floorings, ground floor W.C, 2 reception rooms including a spacious open plan L shaped lounge/dining room, sitting room, fitted kitchen, separate utility room and to the first floor there is a central landing, 4 bedrooms and a family bathroom. The outside front is laid to lawn with a long curved driveway and a detached garage and to the rear there is approximately 0.32 acres of lawned gardens with a range of mature fruit trees, purpose built pitched roof brick outbuilding along with vegetable planting areas and chicken coop. The property is situated within a short walk of the North Lowestoft beach and promenade and also within easy reach of Great Yarmouth and Lowestoft town centres. The substantial homes in this desirable location rarely become for sale and an early viewing is highly recommended.

### Wide Entrance Hall

Original entrance door, original solid oak flooring, feature central staircase leading off to the first floor, radiator, large under stair storage cupboard with window.

### Ground Floor Cloakroom

Original oak flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, tiled splash backs, radiator.

### L-Shaped Lounge/Diner

20'3" x 25'5" (max) (6.19 x 7.75 (max))

Fitted carpet, original picture rails, large aspect bow window overlooking the rear garden, power points, T.V point, beautiful timber fireplace with tiled hearth and inset with open fire, ample space for family size dining table and chairs, triple aspect windows including patio doors leading to the rear garden.

### Kitchen/Breakfast Room

16'7" x 8'11" (5.08 x 2.73)

Laminate tiled flooring, full range of solid timber kitchen units, extended work surfaces, double eye level Bosch double oven, Neff ceramic hob, extraction cooker hood, recess for white goods including plumbing for a washing machine, dishwasher, double stainless steel sink with single drainer, space for family size dining table and chairs, radiator, power points, large aspect window overlooking the front garden with a distant sea view.

### Utility Room

Fitted flotex flooring, range of fitted base units, extended timber work surface, sink with single drainer, plumbing for washing machine, stained glass door leading out to the rear garden, wall mounted Worcester Greenstar gas boiler. (Installed in November 2023)







### Sitting Room

11'7" x 12'1" (3.55 x 3.69)

Fitted carpet, double aspect windows, radiator, power points, beautiful timber fireplace with tiled inset and open fire.

### First Floor

Central landing, central staircase, large aspect window, picture rails, loft access with pull down ladder leading to insulated loft space which is partly boarded.

### Bedroom 1

15'0" x 12'0" (4.59 x 3.68)

Fitted carpet, picture rail, power points, T.V point, walk in bay window overlooking the rear garden, original tiled fireplace, full length fitted cupboard/wardrobe, radiator.

### Bedroom 2

11'10" x 12'0" (3.63 x 3.68)

Fitted carpet, picture rails, double aspect windows, power points, T.V point, radiator, full length fitted cupboard/wardrobe.

### Bedroom 3

16'2" x 8'11" (4.95 x 2.73)

Fitted carpet, double aspect windows overlooking the front and rear of the property, power points, T.V point, radiator.

### Bedroom 4/Office

7'6" x 7'4" (2.29 x 2.24)

Fitted carpet, picture rails, window, power points, radiator, full length cupboard/wardrobe.

### Family Bathroom

8'9" x 7'6" (2.68 x 2.29)

Laminate tiled flooring, white bathroom suite comprising of a power shower set over a panel bath, pedestal sink, low level W.C, radiator with towel rail, part tiled walls, extractor fan, double aspect windows, full length airing cupboard.

### Outside To The Rear

There is approximately 0.32 acres of west facing beautiful lawned gardens with a full range of specimen flowers, shrubs and mature fruit trees, pitched roof brick and pantile outbuilding, large timber garden shed/workshop, greenhouse, designated vegetable planting area, further timber shed to the rear with profile metal sheeting, very private rear and side aspect, further to the rear there is a range of chicken sheds which are currently housing chickens. There is an access door to the garage and side access leading to the front driveway.

### Outside To The Front

There is an open plan front garden which is laid to lawn with mature trees and shrubs along with a long curved driveway providing ample off road parking leading down to a detached pitched roof garage with up and over door, power points and lighting. Hot and cold water taps.



## 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

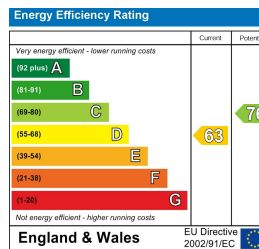
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## Area Map



## Energy Efficiency Graph



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