

**Aldreds**  
Estate Agents



8 Gunton Drive, Lowestoft, NR32 4QB

Asking Price £595,000



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# 8 Gunton Drive

Lowestoft, NR32 4QB

- One Address That Includes Two Properties
- Perfect to Live In with a Holiday Let Alongside
- Large Frontage Providing Ample Off Road Parking
- House with Three Double Bedrooms
- Two Cast Iron Log Burners
- Ideal for Multi-Generational Living
- Beautifully Presented Rear Gardens
- Bungalow with Two Double Bedrooms
- Gas Fired Central Heating
- Early Viewing Highly Recommended

Aldreds are delighted to present this exceptional detached residence, offering a rare opportunity to acquire a beautifully appointed bungalow alongside a completely self-contained three bedroom house. Perfectly suited to multi-generational living or those seeking additional income from a holiday let, this unique property also has the flexibility to be effortlessly reinstated as one substantial family home.

Occupying one of North Lowestoft's most prestigious addresses on the highly sought after Gunton Drive, the property is just a short three minute walk from the North Lowestoft beach. Both homes have been meticulously maintained and are presented to an immaculate standard throughout, with quality fixtures and fittings complementing the spacious and well designed accommodation. Externally, the property has a recently laid tarmac driveway providing extensive off-road parking for numerous vehicles, complemented by a garage offering additional secure parking or storage. To the rear, the gardens have been thoughtfully divided to provide each property with its own private outdoor space. Further benefits include gas central heating to both properties, uPVC sealed unit double glazing throughout, and modern cast iron log burners in both lounges. Properties offering this level of versatility, quality and location are seldom available. Early viewing is highly recommended.



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## The Bungalow

The bungalow is entered via an impressive, wide entrance hall featuring original tiled flooring. The generous lounge features a contemporary cast iron log burner, while the superb open-plan kitchen/dining area leads into a stunning garden room overlooking the rear garden. There are two spacious double bedrooms, including a master bedroom with an ensuite, together with a family shower room and a practical utility area.

## Wide Impressive Entrance Hall

Original tiled flooring, stained glass entrance door, Victorian style radiator, flat plastered and coved ceiling.

## Lounge 13'2" x 19'4" (4.03 x 5.91)

Fitted carpet, flat plastered and coved ceiling, double aspect uPVC windows including a walk-in bay window with window seat, radiator, power points, TV point, central cast iron log burner.



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### Kitchen/Diner 17'0" x 12'1" (5.2 x 3.7)

Vinyl flooring, a full range of modern fitted kitchen units, quality fitted extended work surfaces, a large central island with further range of fitted units, recess for American style fridge/freezer, plumbing for a dishwasher and washing machine, built-in eye level double oven with induction hob, stainless steel sink with single drainer, uPVC window.

Dining area:- Ample space for family size dining table and chairs, flat plastered ceiling, double aspect uPVC windows, double doors leading to:-

### Garden Room 10'9" x 9'6" (3.3 x 2.91)

Large aspect uPVC windows, uPVC door leading out to the rear garden, wall mounted heater, power points. A room ideal for all year round use.

### Bedroom 1 16'4" (max) x 10'5" (plus wardrobe recess) (4.99 (max) x 3.2 (plus wardrobe recess))

Fitted carpet, radiator, flat plastered and coved ceiling, walk-in uPVC bay window, power points, a range of fitted wardrobes with sliding doors.

## Directions

Gunton Drive is beautifully located in a cul de sac just off Corton Road within a short walk of the North Lowestoft Beach Sat Nav Directions NR32 4QB



### Ensuite

Tile effect vinyl flooring, full length feature radiator, extractor fan, inset spotlighting, bathroom suite comprising of a panel bath, low level WC, vanity sink, tiled splashbacks.

### Bedroom 2 13'2" x 10'0" (4.03 x 3.06)

Fitted carpet, flat plastered and coved ceiling, uPVC window, a full range of fitted cupboards/wardrobes, walk-in cupboard (allowing potential access to the rear property if required).

### Family Shower Room

Tile effect vinyl flooring, modern shower cubicle enclosed by curved glass bricks, wall mounted vanity sink unit, low level WC, full length heated towel rail, fully tiled walls, extractor fan, inset spotlighting, dedicated area currently used as a utility room.

### Outside

To the rear there is a beautifully presented rear garden, patio seating area, a further ornamental stone seating area, central timber pergola, a range of mature shrubs, further to the rear is laid to lawn with central patio seating area, a range of flower and shrub borders, along with a further rear area which is currently set up as a wild garden with some mature shrubs and trees, ornamental borders laid to bark and stone. All enclosed by high fencing. The garden is subdivided by the additional house which is included in the asking price.

### The House

Completely independent from the bungalow, the adjoining house benefits from its own private entrance and offers equally impressive accommodation. The ground floor comprises an entrance hall, cloakroom & utility area, lounge with a cast iron log burner, and a beautifully appointed open-plan kitchen and dining room which opens into a bright conservatory. On the first floor, an impressive galleried landing leads to three generous double bedrooms and a family bathroom.

### Entrance Hall

Ceramic tiled flooring, radiator, uPVC entrance door, flat plastered and coved ceiling, full length storage/cloaks cupboard.

### Lounge 12'4" x 16'5" (max) (3.78 x 5.02 (max))

Fitted carpet, flat plastered ceiling, cast iron log burner, power points, radiator, double aspect uPVC windows, TV point, feature galleried staircase leading to the first floor, understairs cupboard.

### Kitchen/Diner 12'5" x 21'11" (3.8 x 6.7 )

Ceramic tiled flooring, flat plastered ceiling, a full range of modern fitted kitchen

units with extended solid timber work surfaces, double composite sink with single drainer, recess for white goods including plumbing for a dishwasher, space for American style fridge/freezer, built-in eye level Bosch double electric oven, five burner gas hob, central extraction cooker hood, solid timber breakfast bar incorporated into a central island with a further range of built-in units, designated dining area which provides ample space for family size dining table and chairs.

### Conservatory 10'5" x 19'1" (3.2 x 5.83)

Tile effect vinyl flooring, self-cleaning glass roof, large aspect uPVC windows, double patio doors leading out to the rear garden, a further door leading out to the side garden.

### Cloakroom/Utility Room

Tile effect laminate flooring, flat plastered ceiling, low level WC, round bowl hand basin, recess and plumbing for a washing machine, power points, full length heated towel rail.

### Wide 'T' Shaped Galleried Landing

A full range of four storage cupboards plus a further full length storage cupboard, radiator, power points, loft access leading to insulated loft space, flat plastered ceiling.

### Bedroom1 13'4" x 17'0" (4.07 x 5.2)

Fitted carpet, uPVC window, radiator, power points, flat plastered ceiling.

### Bedroom 2 14'7" x 8'3" (4.47 x 2.52)

Fitted carpet, Velux window, radiator, power points, TV point, flat plastered and coved ceiling.

### Bedroom 3 11'5" x 8'3" (3.5 x 2.53)

Fitted carpet, flat plastered and coved ceiling, Velux style window, power points, radiator, TV point.

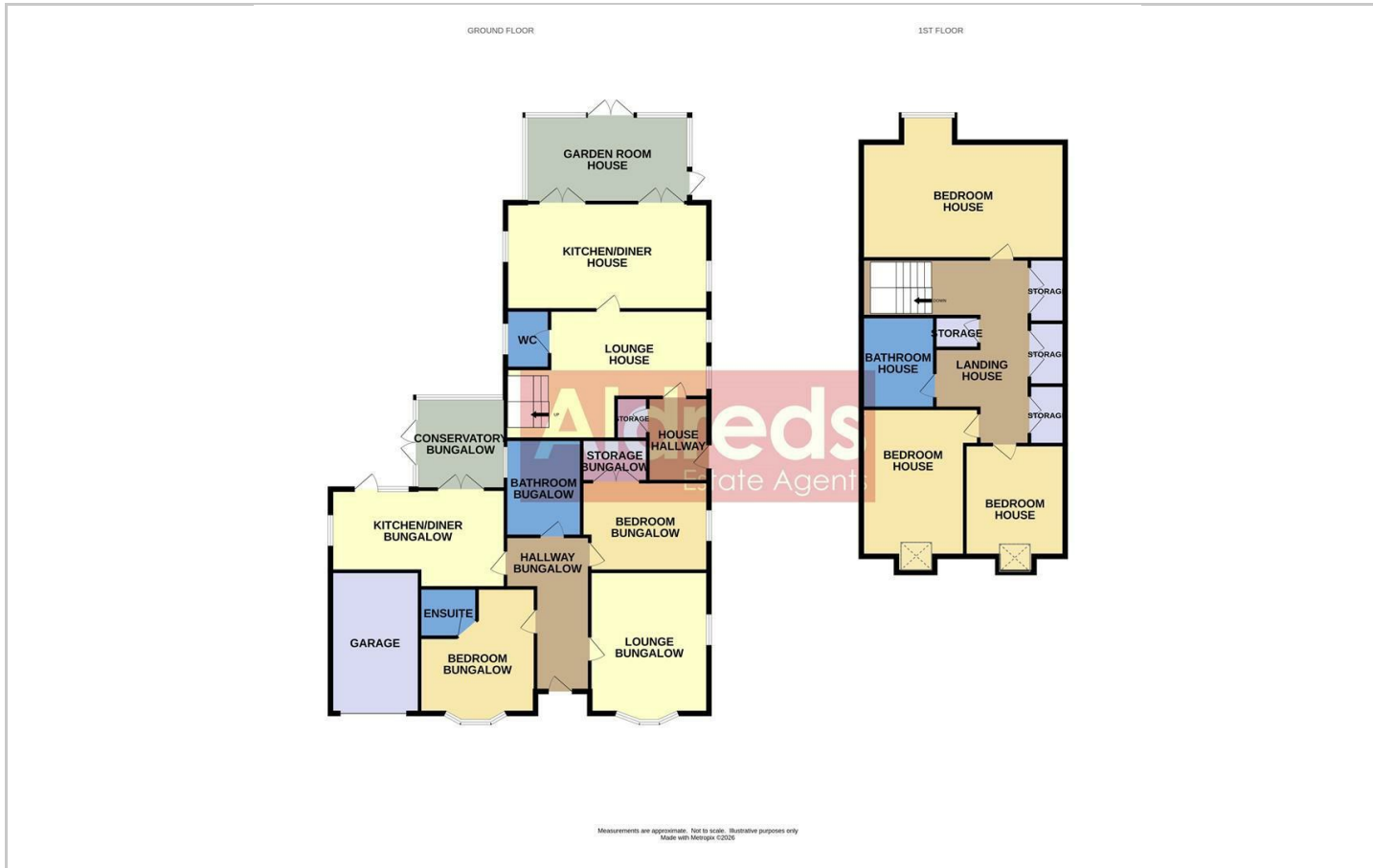
### Outside

To the rear of the property there is a beautifully presented lawned garden which is subdivided with the bungalow next door house (could easily be opened up into one large garden if required), a full range of flower and shrub borders, central round patio seating area, substantially built outside office/storage area, a further enclosed seating area with a feature pitched timber roof, decked footpath, side pathway leading to the front driveway.

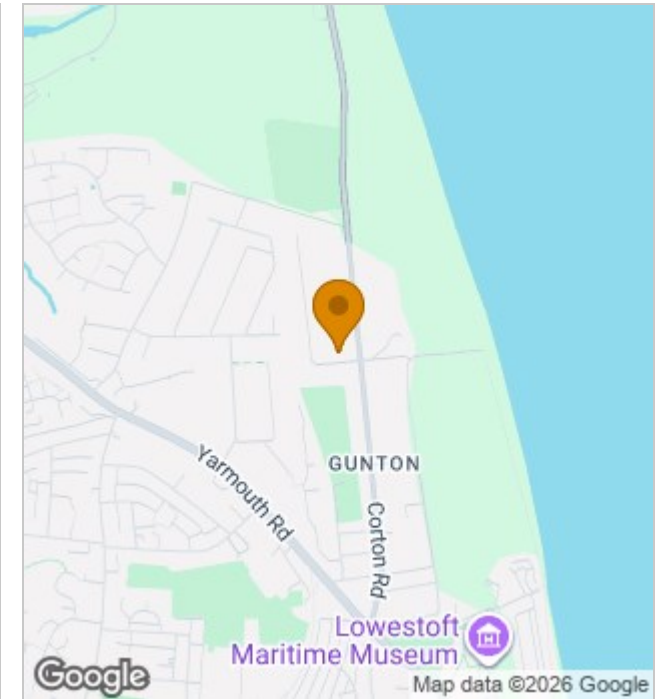
### Outside Front

Large recently laid tarmac driveway providing ample off road parking for both properties, with decorative borders and shrubs, all leading to a large garage.

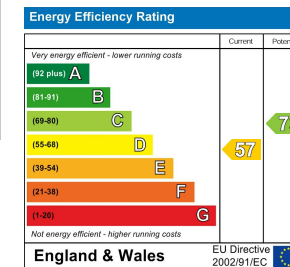
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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