

**Aldreds**  
Estate Agents

21 Gunton Drive  
Lowestoft, NR32 4QA  
Asking Price £400,000



## 21 Gunton Drive

Lowestoft, NR32 4QA

Aldreds are delighted to offer this beautiful character home, ideally situated in the highly desirable Gunton Drive area, just a short walk from the stunning North Lowestoft beach. The property retains many charming character features and provides spacious, versatile family accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a WC, a comfortable lounge leading through to a spacious open plan kitchen/diner, and a versatile second sitting room/bedroom four. To the first floor, a central landing leads to three generously proportioned bedrooms, a family bathroom and a separate WC. Outside, the property benefits from a large front driveway providing ample off road parking for several cars or leisure vehicles, with access to the garage. The substantial rear garden is predominantly laid to lawn and features a range of specimen shrubs and fruit trees. The garden enjoys a pleasant outlook, backing directly onto open fields. Further benefits include gas central heating, while the original fireplaces remain in situ, offering the potential for future buyers to enjoy the character of open fires, subject to any necessary requirements. Properties in this highly sought after location rarely come to the market, making an early viewing essential to fully appreciate the space, character and outstanding position this wonderful home has to offer.

### Wide Entrance Hall

Timber flooring, stairs leading to first floor, understairs storage cupboard, radiator, original entrance door with stained glass.

### Cloakroom

Cloakroom suite comprising of a low level WC, wall mounted sink, ceramic tiled flooring, uPVC window.

### Sitting Room/Bedroom 4

10'9" x 13'8" (3.3 x 4.17)

Laminate flooring, uPVC walk-in bay window, radiator, power points, beautiful original timber fireplace with tiled inset and open fire.

### Lounge

15'1" x 12'1" (4.6 x 3.7)

Laminate flooring, flat plastered ceiling, radiator, power points, original timber fireplace with tiled hearth and inset, TV point, power points, wide opening leading to:-

### Open Plan Kitchen/Diner

19'1" x 19'7" (max) (5.82 x 5.98 (max))

Timber effect vinyl flooring, a full range of kitchen units with extended timber work surfaces, double ceramic Butler style sink, double aspect uPVC windows, recess for white goods including plumbing for a washing machine, uPVC door leading to the rear garden, flat plastered ceiling, inset spotlighting, radiator.

Dining area: Ample space for family size dining table and chairs, double patio doors leading out to the rear garden.

### Central Landing

Timber flooring, beautiful feature central staircase, uPVC window, flat plastered ceiling.





### Bedroom 2

15'2" x 10'11" (4.63 x 3.35)

Fitted carpet, flat plastered ceiling, walk-in uPVC bay window, radiator, power points, full length storage cupboard.

### Bedroom 1

10'7" x 15'6" (3.23 x 4.74)

Fitted carpet, flat plastered ceiling, walk-in uPVC bay window, TV point, power points.

### Bedroom 3

8'5" x 8'9" (2.58 x 2.69)

Laminate flooring, double aspect uPVC windows including a uPVC bay window, radiator, power points, flat plastered ceiling.

### Family Bathroom

Vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, pedestal sink, full length heated towel rail, extractor fan, part tiled walls, uPVC window, airing cupboard.

### Separate WC

Vinyl flooring, low level WC, uPVC window.

### Outside

To the front of the property there is a very well presented frontage with trees and shrubs, brick driveway providing ample off road parking for a variety of cars or leisure vehicles leading to a garage with power points, enclosed by low level fencing and low level brick walls. Outside to the rear there is a substantial and beautifully presented South facing lawned garden with a full range of flower and shrub borders, timber and felt garden shed with power points & lighting, a full range of fruit trees, decked seating area, brickweave patio seating area, the garden backs onto open fields and has a very private rear and side aspect, all enclosed by high timber fencing with a side gate leading to front driveway.

### Tenure And Services

Freehold

Mains Gas Electric Water And Drains

Ref: L2710/09/26



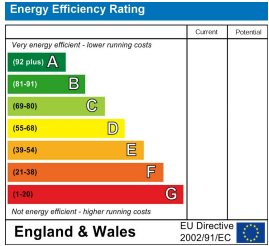
Floor Plan



Area Map



Energy Efficiency 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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