



Gullsway
21 Gunton Cliff | Lowestoft | Suffolk | NR32 4PF

FINE & COUNTRY

STYLE BY THE SEA



“If you love the beach, you’ll love this! Set in an elevated position along one of the most prestigious roads in the area, commanding incredible views out over the sea, this is hard to beat!

As if that wasn’t enough, there’s a large sunny west-facing garden to capture the most beautiful sunsets.

The house has been recently renovated and extended, so it’s stylish, bright and welcoming, with absolutely no work to do.”



KEY FEATURES

- An Extended Detached Family Home, Fully Renovated to a High Standard in a Contemporary Style
- Located Along a Desirable Road with Stunning Sea Views
- Five Double Bedrooms; Two Bath/Shower Rooms
- Open Plan Kitchen/Dining Area; Separate Utility Room and WC
- Sitting Room with Wood Burner and Bi-Fold Doors to the Enclosed Rear Garden
- Integral Garage with Large Driveway providing Ample Off Road Parking
- The Accommodation extends to 1,906sq.ft
- Energy Rating: C

Sea views don't get better than this – stretching away to the horizon, you'll see the most magnificent sunrises over the water here. And of course, just cross the road and head down to the sands to walk your dogs, go for a run or just relax and take it all in. This home enjoys a truly superb setting.

Ticking Every Box

On one of the most desirable roads in the area, this seafront residence has so much going for it. In addition to the incomparable views, it's perfectly placed for day-to-day life, a short hop from the local schools, the supermarket and more. Comprehensively renovated during the current ownership, it comes to the market in immaculate condition, with generous and well-proportioned rooms offering an easy balance of open plan and defined areas. It's had a significant extension, new roof and windows, plenty of insulation, fresh render, a new patio and more. It's clear to see the owner has gone over and above to create a wonderful family home.

All Ready And Waiting

Make your way down the drive, past the large east-facing front lawn, and you come into a long hallway. Ahead of you is the large utility room, double doors leading onto the patio beyond. There's also a cloakroom to one side, but the main part of the living accommodation is all to your left. As you enter the spacious, dual aspect sitting room, it immediately impresses. Bifold doors open to the west, seamlessly connecting the house and garden, and there's a picture window framing the views out to the east. There's character too, with a contemporary Scandi-style log burner, plus the original oak flooring. The room is part open to the dining room, also with doors to the patio, which leads through into the kitchen.





KEY FEATURES

Washing up will be a pleasure here with the view out over the coast! The breakfast bar is the perfect spot for a morning coffee, or reading the papers, and there's plenty of room for a large family table, so it's excellent for entertaining and for day-to-day family life. You can keep an eye on little ones, whether they're in the sitting room or the rear garden, help the teens with homework at the breakfast bar, or enjoy catching up over dinner together around the table.

More To Explore

Upstairs, all five bedrooms are a really good size and three have views out to sea. The principal bedroom has been designed to be a versatile space that can also be a games room or first-floor reception, so you could have two sitting rooms here, perhaps if you have older children who want room to do their own thing (and to leave you in peace!). The principal also has plumbing in place for an en-suite if desired and the room is easily large enough to accommodate this. There's also a family bathroom and shower room on this floor.

Beach And Broads

While the sea view and proximity to the beach is a huge selling point, there's so much more to this highly-desirable home. There's a large west-facing rear garden that gets the sun from midday onwards and you can see magnificent sunsets from here. It's fully enclosed, so safe for children and dogs, and is very private and secluded. A lovely place to entertain or simply soak up the sun, there's scope for a keen gardener to add more planting if desired. As well as walks on the beach (the owner loves to go at night too, with the moon reflected in the rippling water), you have the Broads on the doorstep. Powerboat racing on Oulton Broad is popular, as is sailing, before a spot of dinner at one of the many cafes and restaurants around the area. Families will appreciate having schools, shops and parks within walking distance – and as children get older and become more independent there's no need for parents to be their taxi service. This is an area with good transport links and plenty of amenities.





















INFORMATION



On The Doorstep

Living here, you benefit from elevated sea views and local facilities like the restaurants, bars and activities that people come here to enjoy on their holidays. With woodland, nature reserves and sandy beaches nearby you really are spoilt for choice with places to explore, walk dogs and watch wildlife.

How Far Is It To?

Lowestoft offers local amenities, shopping and a beautiful sandy beach. The Lowestoft train station offers links to both Norwich and Ipswich and onward to London. Oulton Broad is 3 miles away with its nature reserves, marshes, choice of shops, cafés, parks and access to the Broads. The popular market town of Beccles is a short 11 mile drive away and the vibrant cathedral city of Norwich is just 28 miles North West with its international airport and ever increasing shopping and leisure facilities.

Directions - Please Scan QR Code Below

From the Beccles office, head out of town on the A146 towards Lowestoft. Continue to follow the A146 through Oulton Broad until you reach the Shell Garage Roundabout and take the 2nd exit onto Normanston Drive/ A1117. At the following roundabout take the 3rd exit onto A1114 and at the next roundabout continue onto St Peters Street/ A1114. Keep left at the next roundabout and take the next left onto Jubilee Way/ A47. After approx. half a mile take the turning on the right along North Parade, this will lead round to the left onto Gunton Cliff and the property can be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... ballots.safely.broad

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Ultra Fast Broadband Available

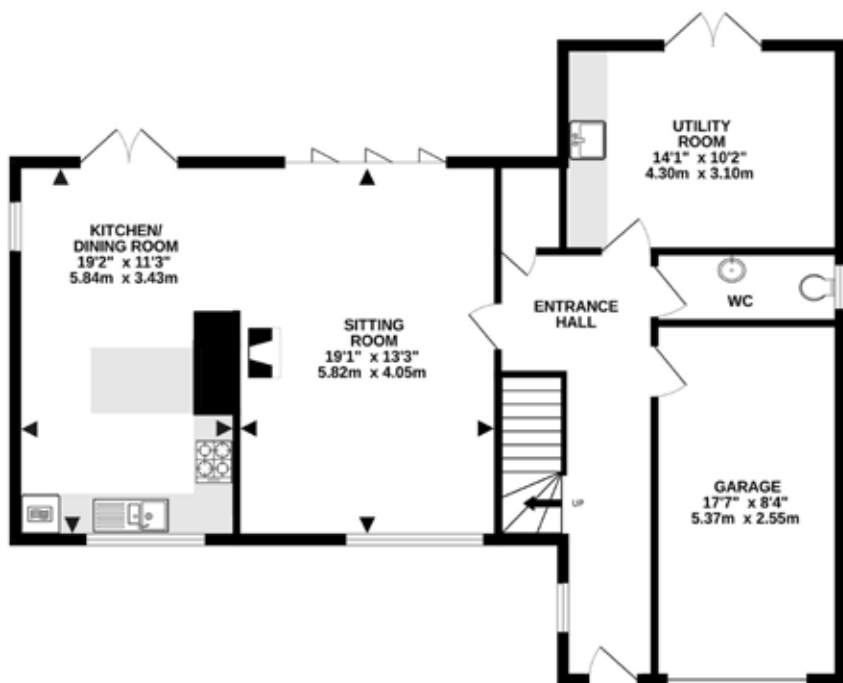
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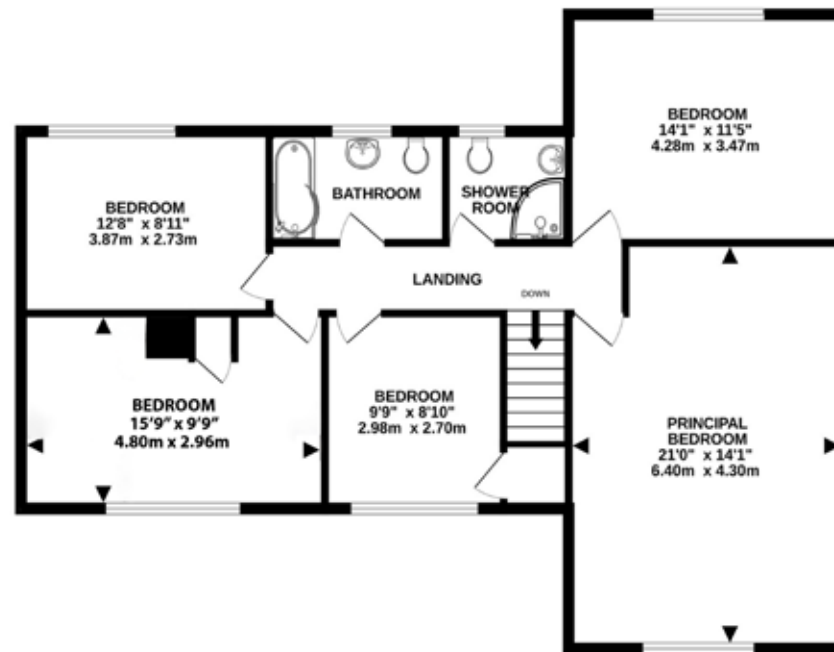
East Suffolk District Council - Council Tax Band E

Freehold





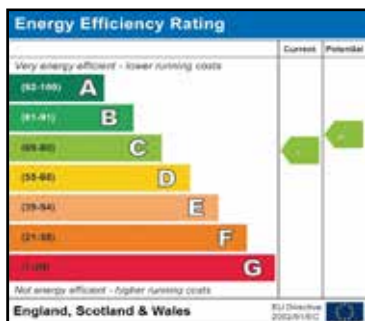
GROUND FLOOR
949 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.

TOTAL FLOOR AREA : 1906 sq.ft. (177.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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