



Minors & Brady

41 Corton Road, Lowestoft

Guide Price £575,000

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Lowestoft, Lowestoft

GUIDE PRICE £575,000-£600,000 Introducing this remarkable Edwardian detached residence, just a stones throw away from the beautiful coast. Situated in the wonderful area of Gunton, in close proximity to all local amenities and natural surroundings. From the moment you step inside, you'll be immersed in its functional layout, creating an exceptional living space for everyday family living. The well-maintained exterior captures the attention of garden enthusiasts, perfect for summertime BBQs and entertainment. Don't miss the chance to make this delightful residence your home.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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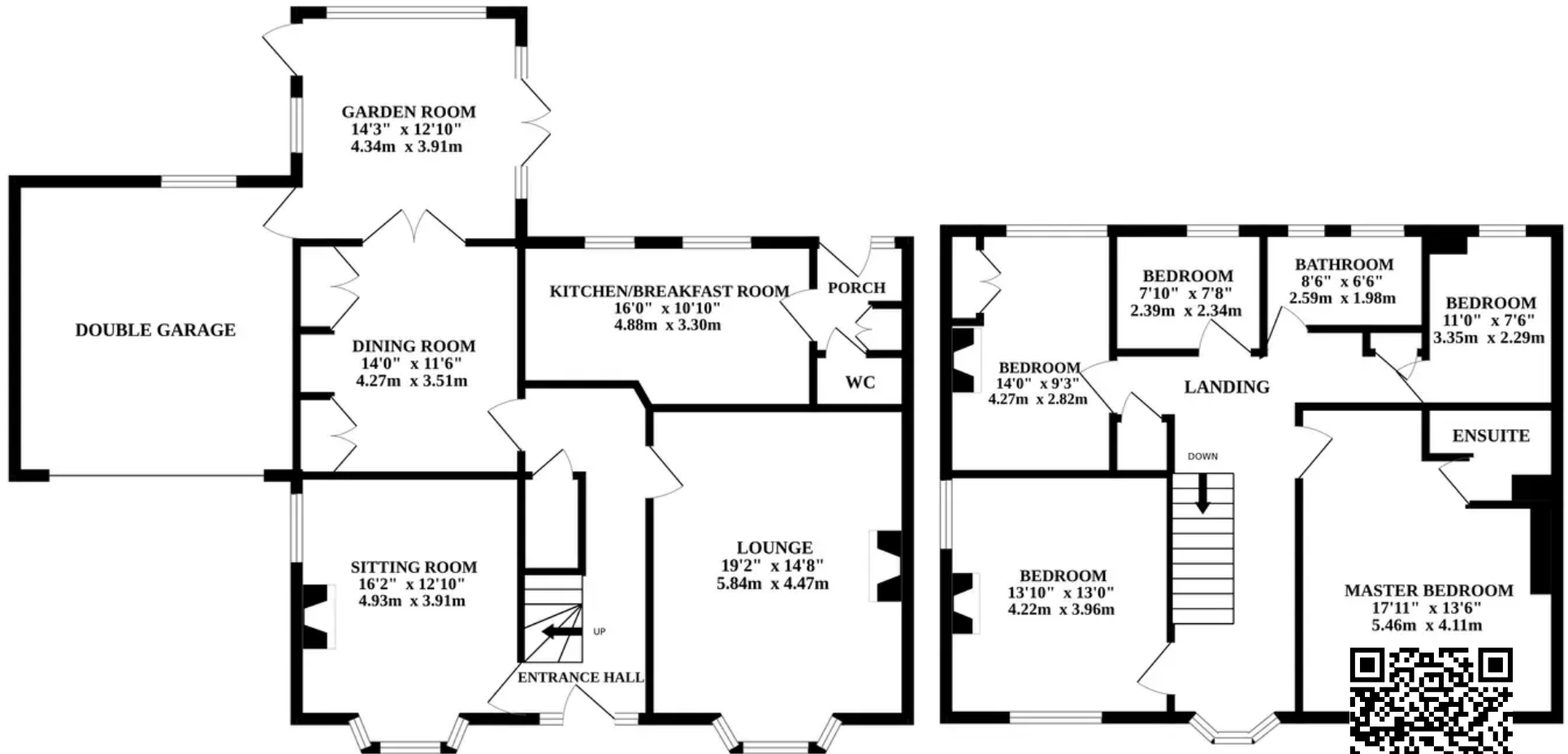
### LOCATION

Gunton is a quaint suburb in Suffolk located approximately one mile north of the seaside town of Lowestoft. Sat in close proximity to the breathtaking Gunton Wood Nature Reserve and offering astounding panoramic woodland views, there is no question as to why this charming suburb is so popular. Only a short walk away from the Sparrows Nest comprising of a children's play park, a vibrant Italian restaurant and idyllic café. With crisp patches of green it brims with nature, from deep-rooted trees to modest wildlife. The park is home to three museums, each with historical backstories, the Lowestoft Movie Maker Club and bowls club. During the summer Sparrows Nest hosts a number of events within the park. Conveniently situated between Lowestoft and Corton, astride the A47, this charming suburb offers an abundance of amenities including Gunton Woods and Corton Beach. There are a number of schools in the area to suit all ages,



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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