



12 Squires Walk, Gunton  
Lowestoft



Minors & Brady

# 12 Squires Walk

Gunton, Lowestoft

Guide price £250,000-£275,000. Presenting the perfect balance between functionality and comfort, this detached residence serves as an ideal downsizing option for those requiring a convenient lifestyle. Sitting in the desirable area of Gunton, this home is positioned within close proximity to local amenities and the incredible beaches that are nearby.

Highlights include a sitting room with a large bay window, an equipped kitchen/dining room, a large light-filled conservatory, three bedrooms and a beautifully landscaped garden. Don't miss out on the chance to make this exceptional property your home.

## Location

Gunton is a suburb of Lowestoft, in the East Suffolk district, in the English county of Suffolk. Gunton beach is just a short stroll away, perfect for long family walks with the beautiful seaside scenery. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.

Gunton is situated in the wonderful seaside destination of Lowestoft, steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty.





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## Squires Walk

Upon arrival, there is a delightful first impression of this detached bungalow. The extensive driveway provides off-road parking for all family members and visitors, whilst the garage/utility room offers additional storage space and areas for your laundry essentials.

Step inside, where you are instantly greeted by a welcoming entrance hall, allowing access to all rooms. Positioned at the front of the property is a comfortable sitting room, where you can showcase your most comfortable furniture, to unwind and relax.

The kitchen is well-equipped with fitted units and appliances to be able to cook your favourite meals. With an ample amount of space for your dining set-up, it encourages gatherings with loved ones.

Adjacent to the kitchen is a large conservatory, suitable for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your own home.

This property benefits from three bedrooms, each thoughtfully designed to offer you relaxation and privacy. One of which is currently used as a dressing room, with the option to be a bedroom if required.

The shower room comprises a three-piece suite, with an ample amount of built-in storage, accommodating all family members and guests.



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Towards the rear is a beautifully landscaped garden, consisting of a range of shingled areas and artificial lawn. The entertaining patio is ideal for your outdoor furniture to enjoy the afternoon sunshine or dining parties during the summer months.

The addition of a workshop and shed is ideal for storing your garden equipment and furniture. Overall, this garden is fully enclosed, so you can enjoy it in seclusion.

## Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

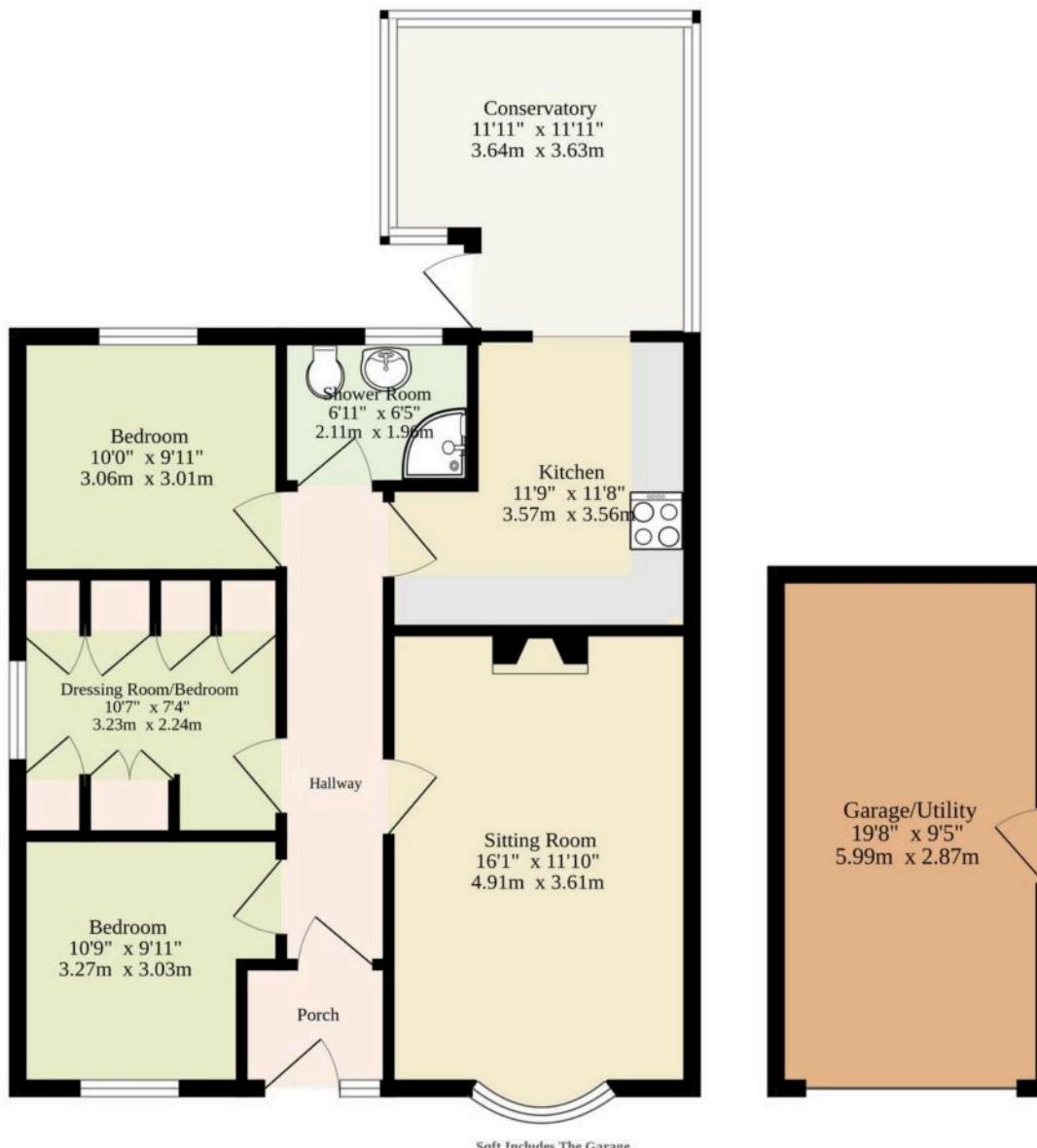
Heating system - Gas Central heating

Council Tax Band: C

Some images used in this listing have been AI-staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



**Ground Floor**  
1056 sq.ft. (98.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.**

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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Meet *Bradley*  
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Meet *Hannah*  
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## Minors & Brady

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