



## 23 Beeching Drive, Gunton

Offers in Region of £340,000

# 23 Beeching Drive

Gunton, Lowestoft

Explore this chain-free detached house, in the beautiful area of Gunton, that presents itself as a perfect family home with vast potential for renovation and extension to suit your own lifestyle requirements. Set on a generous plot, its interior is spacious and flexible, with an inviting sitting room, a light-filled dining room and a fitted kitchen with a separate utility room.

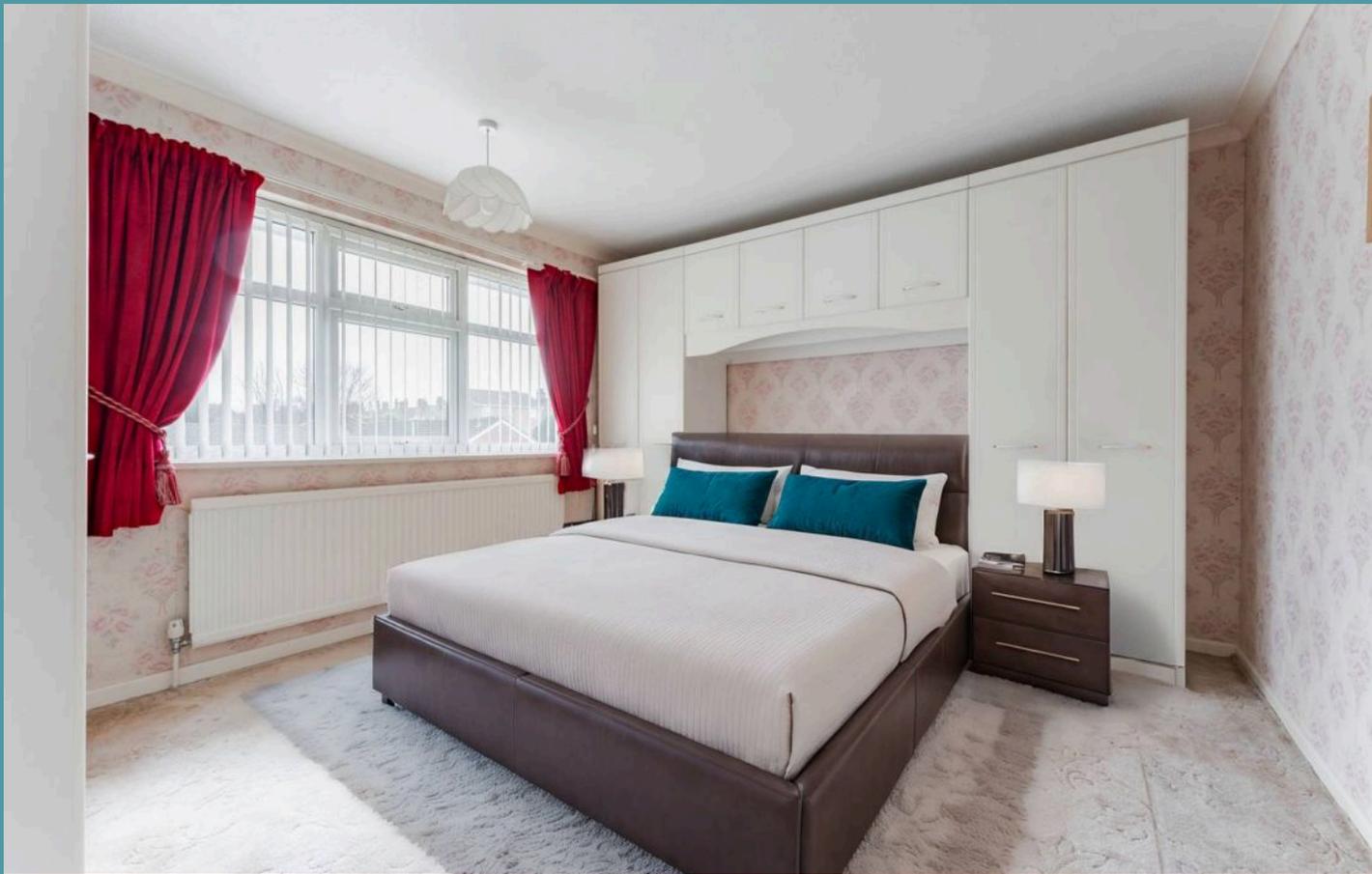
Accommodation consists of three bedrooms and a family bathroom, with the option to have a home office, dressing room or guest room. Externally, you will discover an expansive garden, a driveway providing off-road parking and a garage for storage options. This property is sure to capture the imagination of those seeking a place to call their own.

## 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 several 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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Upon approaching the residence, the eye is drawn to the property's charming exterior, hinting at the warmth and homeliness feel that lies within. You are greeted by a spacious sitting room that is flooded with natural light, inviting both relaxation and entertaining. Opening into a welcoming dining room, that encourages intimate family meals and gatherings with loved ones. The presence of sliding doors open into the garden, creating a seamless flow between the indoor and outdoor areas during the summer months.

Step into the kitchen, where you will find fitted wall and base units, integrated appliances, under-counter areas for your fridge/freezer and plenty of storage space, to enhance your cooking experience. Complemented by a separate utility room for your laundry essentials and additional storage, along with a convenient WC.



Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The bedrooms have the versatility to be a home office, dressing room or guest room, depending on your own requirements. The bedrooms share a family bathroom, that comprises of a four piece suite, including a bathtub, shower cubicle, hand basin and a WC.



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Outside, you'll discover an expansive garden that offers endless possibilities for outdoor activities and enjoyment. A patio wraps around the perimeter of the property, overlooking the beautiful garden. The laid to lawn is well-maintained, bordered by a wide range of planted beds, shrubbery and mature trees. Completed by an arched bridge that adds character to the exterior and space for a fish pond. A summerhouse is suitable for your seating arrangements or storage of garden tools and equipment. Whether you are a garden enthusiast, enjoy hosting summer bbqs or simply require the outdoor space for family enjoyment, this garden is perfect for all. At the front of the residence is a paved driveway for off-road parking and a garage for storage options.

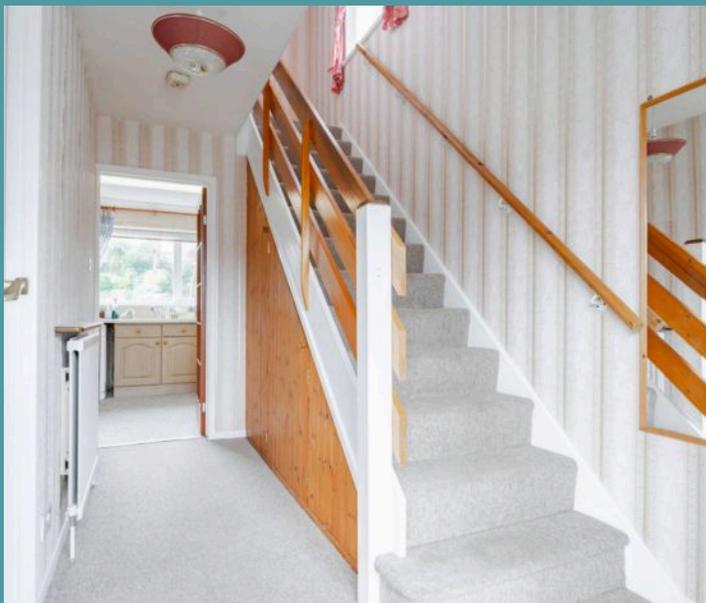
### Agents Notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Second bedroom has a cupboard which stores the combi boiler.

Council Tax Band: D





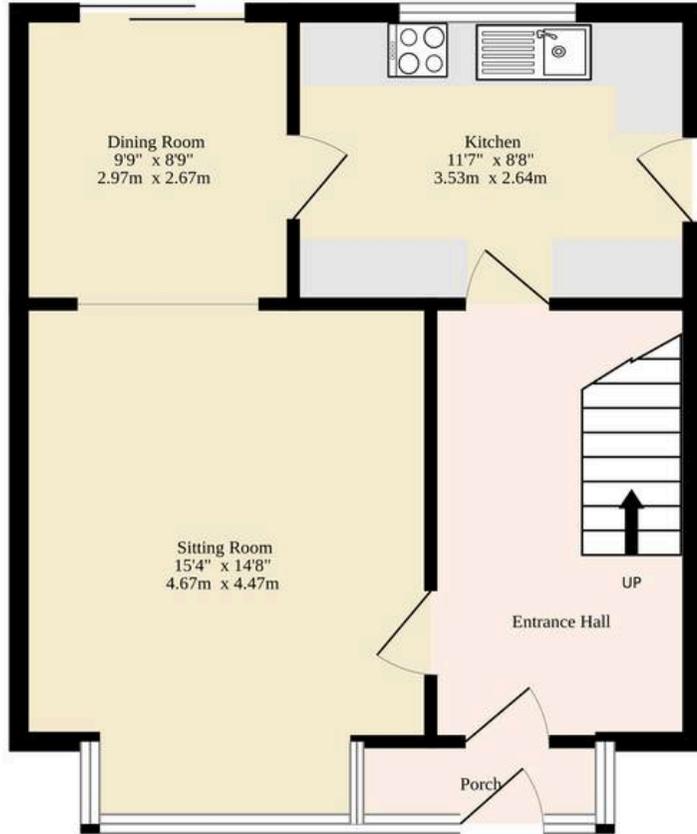
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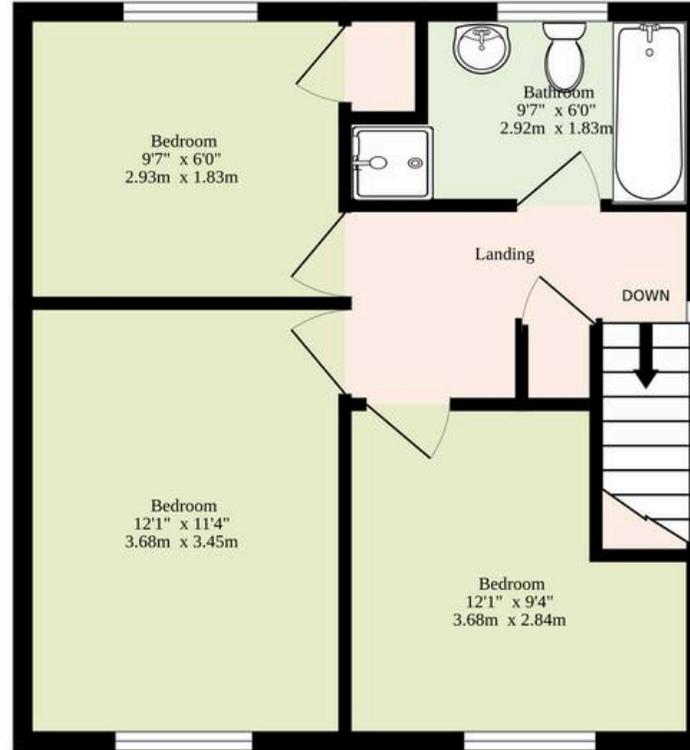
- Chain free
- Detached residence sitting on a generous size plot, in the coastal town of Lowestoft
- Beautiful family home with the potential to renovate and extend to adapt to your own preferences and style
- Spacious sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen fitted with wall and base units, under-counter areas for your appliances and plenty of storage space
- Dining area complemented by sliding doors, encouraging intimate family meals and gatherings
- Three bedrooms and a family bathroom
- Expansive enclosed gardens offering endless possibilities for outdoor activities and enjoyment
- Driveway providing off-road parking, a garage for storage options, a functional utility room and a WC
- Close to local shops, schools, healthcare facilities, bus routes and the coast



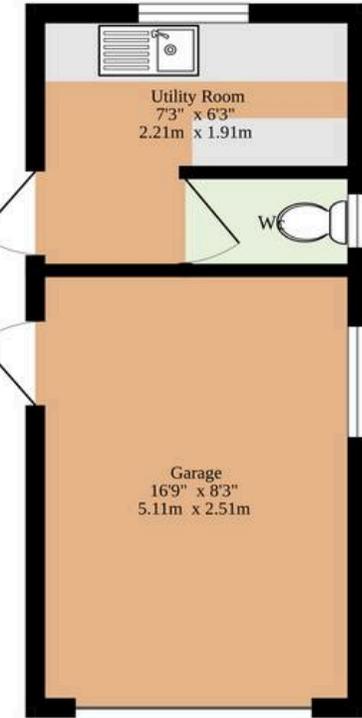
Ground Floor  
524 sq.ft. (48.7 sq.m.) approx.



1st Floor  
427 sq.ft. (39.7 sq.m.) approx.



Garage  
197 sq.ft. (18.3 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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