



62 Gunton Church Lane  
Lowestoft | Suffolk | NR32 4LF

 FINE & COUNTRY

# CONTEMPORARY COASTAL LIVING



Set along the sought after Gunton Church Lane, this contemporary family home presents a sensible blend of modern architecture and practical everyday living.

Having been significantly extended and fully updated by the current owners, the property offers bright generous, light filled accommodation arranged over two floors, designed to suit modern family life while retaining a sense of space and comfort.



# KEY FEATURES

- An Extensively Remodelled and Significantly Extended Family Home on a Sought After Road in Lowestoft
- Five Well Proportioned Bedrooms arranged over Two Floors
- Open Plan Kitchen and Living Area with Bi-Fold Doors to the Garden
- Separate Snug and Additional Living Room offering Excellent Flexibility
- Modern Kitchen with Integrated Appliances and Large Central Island
- Principal Bedroom with Walk-In Wardrobe & Contemporary En-Suite
- Partially Converted Garage containing a High Quality Salon/Studio Space
- Private South East Facing Rear Garden with Generous Patio & Play Area
- Double Garage and Ample Driveway Parking
- The Accommodation extends to 2,043sq.ft
- Energy Rating: C

From the moment you arrive, the scale and quality of the home is immediately apparent. Clean lines, modern glazing and thoughtful detailing create a striking first impression, while the set back position and driveway provide both privacy and convenience. This is a home that feels considered and welcoming, offering a turnkey opportunity with no onward chain.

Stepping inside, the entrance hall sets the tone for the accommodation beyond, with a calm, contemporary palette and a sense of space that flows naturally through the ground floor.

## Living & Entertaining

At the heart of the home lies the impressive open plan kitchen and living area, a space designed for both relaxed family living and entertaining on a larger scale. The modern kitchen is centred around a substantial island, creating a natural focal point for informal dining, social gatherings and everyday use. Integrated appliances and sleek cabinetry combine to deliver both style and functionality.

Bifold doors open directly onto the rear patio, allowing the space to extend outdoors, creating a seamless connection with the garden. During warmer months, this area becomes ideal for entertaining, while in cooler seasons it remains light and inviting, offering views across the garden throughout the day.

Beyond the main living area, the ground floor provides a selection of additional reception spaces that allow flexibility and adaptability to differing lifestyles and needs. A separate snug offers a more intimate retreat, perfect for a cinema room, reading space or children's playroom. A further living room provides additional versatility, ideal as a formal sitting room.





# KEY FEATURES

Practicality has been carefully considered, with a utility room and ground floor WC positioned discreetly away from the main living areas, ensuring everyday tasks are kept neatly out of sight.

## Spaces To Unwind, Sleep & Recharge

The first floor accommodation is equally well planned, offering five bedrooms that cater comfortably for family life, guests and home working. The principal bedroom suite is a standout feature, enjoying generous proportions, a walk in wardrobe and a contemporary en suite bathroom, creating a quiet retreat away from the busier areas of the house.

The remaining bedrooms are all well sized and sensibly arranged, providing flexibility for growing families or those running a business or working from home. A modern family bathroom serves the upper floor, finished with clean lines and quality fittings that reflect the standard seen throughout the home. Each room benefits from good natural light, reinforcing the sense of space and calm that runs consistently through the property.

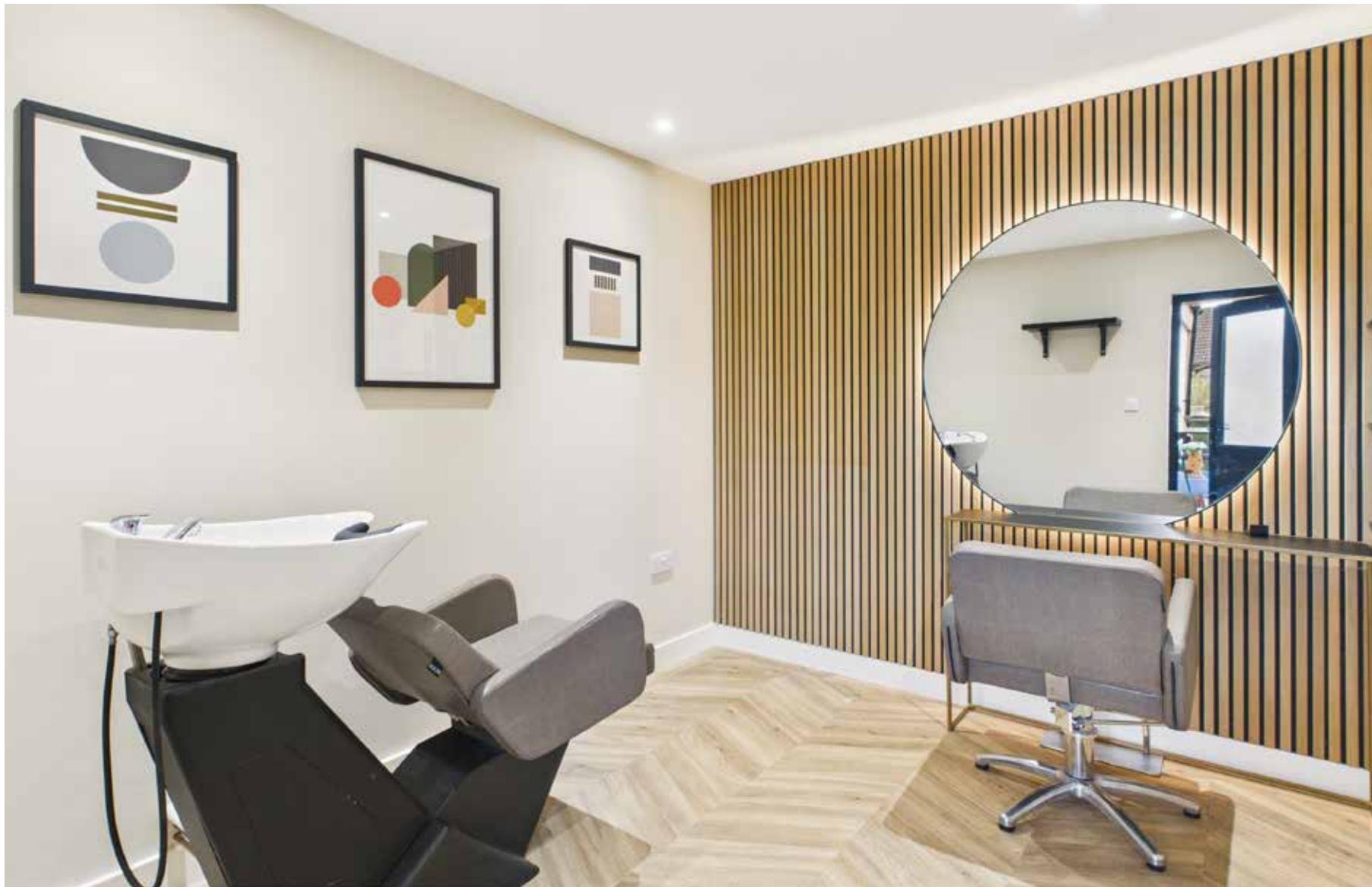
## Gardens & Outside Space

The rear garden is private and south east facing, making it ideal for enjoying the sun throughout the day. A large patio provides an excellent setting for socialising with family and friends while the lawn and children's play area create a practical spot for children to play. A garden shed offers useful additional storage, while the partially converted garage has been transformed into a stylish salon or studio space. This versatile area lends itself equally well to a gym or creative workspace. The remaining garage space and ample driveway parking ensure everyday practicality is well catered for.

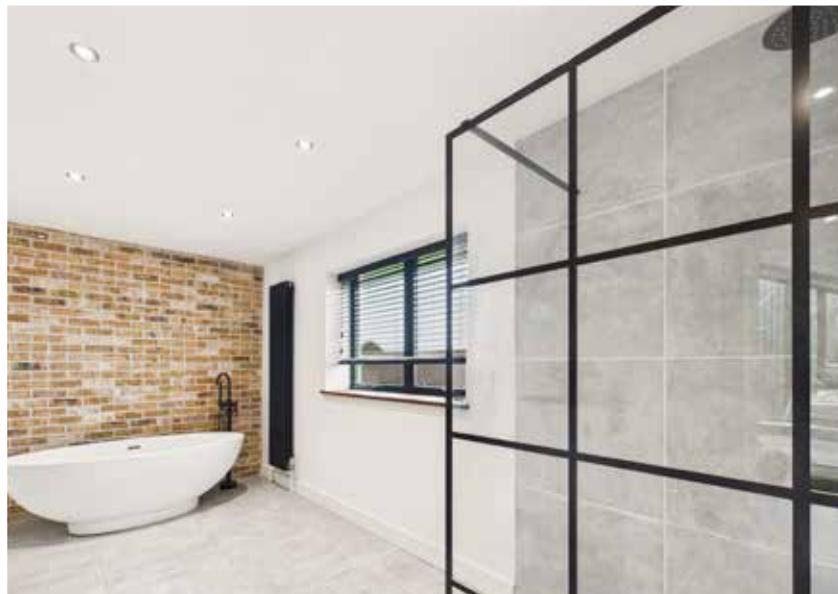




















# INFORMATION



## On The Doorstep

Gunton Church Lane enjoys a highly desirable position, offering a balance of coastal living, everyday convenience and access to the wider Suffolk and Norfolk region. Corton Beach is within easy walking distance, providing clifftop walks, sea views and access to the coastal path, ideal for those who enjoy an active outdoor lifestyle. The area is well served by local amenities, including supermarkets, schools and leisure facilities, while Lowestoft town centre offers a broader range of shops, restaurants and cultural attractions. Oulton Broad, known for its waterside dining, boating and access to the Broads, is just a short drive away. The Suffolk Heritage Coast, including areas such as Southwold, Walberswick and Dunwich, are easily accessible for days out, while the nearby market town of Beccles offers independent shops, riverside walks and a strong sense of community. With good transport links, places like Norwich are within easy reach. The properties location means you get quiet peaceful living but still maintaining easy access to local amenities.

## How Far Is It To?

Corton Beach is within easy walking distance. Oulton Broad is approximately a 10 minute drive. The market town of Beccles is around 12 miles away. The highly desirable coastal towns of Southwold & Walberswick are approx. 40 minutes away, whilst Norwich is approximately 25 miles away.

## Directions - Please Scan QR Code Below

Upon leaving Beccles via George Westwood Way Follow the A146 East towards Carlton Colville. Once you get to Carlton Colville continue to follow the A146 along Beccles Road. Follow Beccles Road onto Bridge Road and take the first exit at the roundabout. Once you go over the bridge take the 3rd exit at the next roundabout and follow Bridge Road. Take the 2nd Exit onto Normanston Drive. Take the 2nd exit at the next roundabout onto Fir Lane and then the 2nd exit at the next roundabout onto Oulton Road. Take the 1st exit at the next roundabout onto Hollingsworth Road. At the end of the road turn left and then almost immediately right onto Gunton Church Lane Follow the road almost to the end and the property will be on your right 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... [bats.payer.hungry](#)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Fibre to Premises Broadband Available - Please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

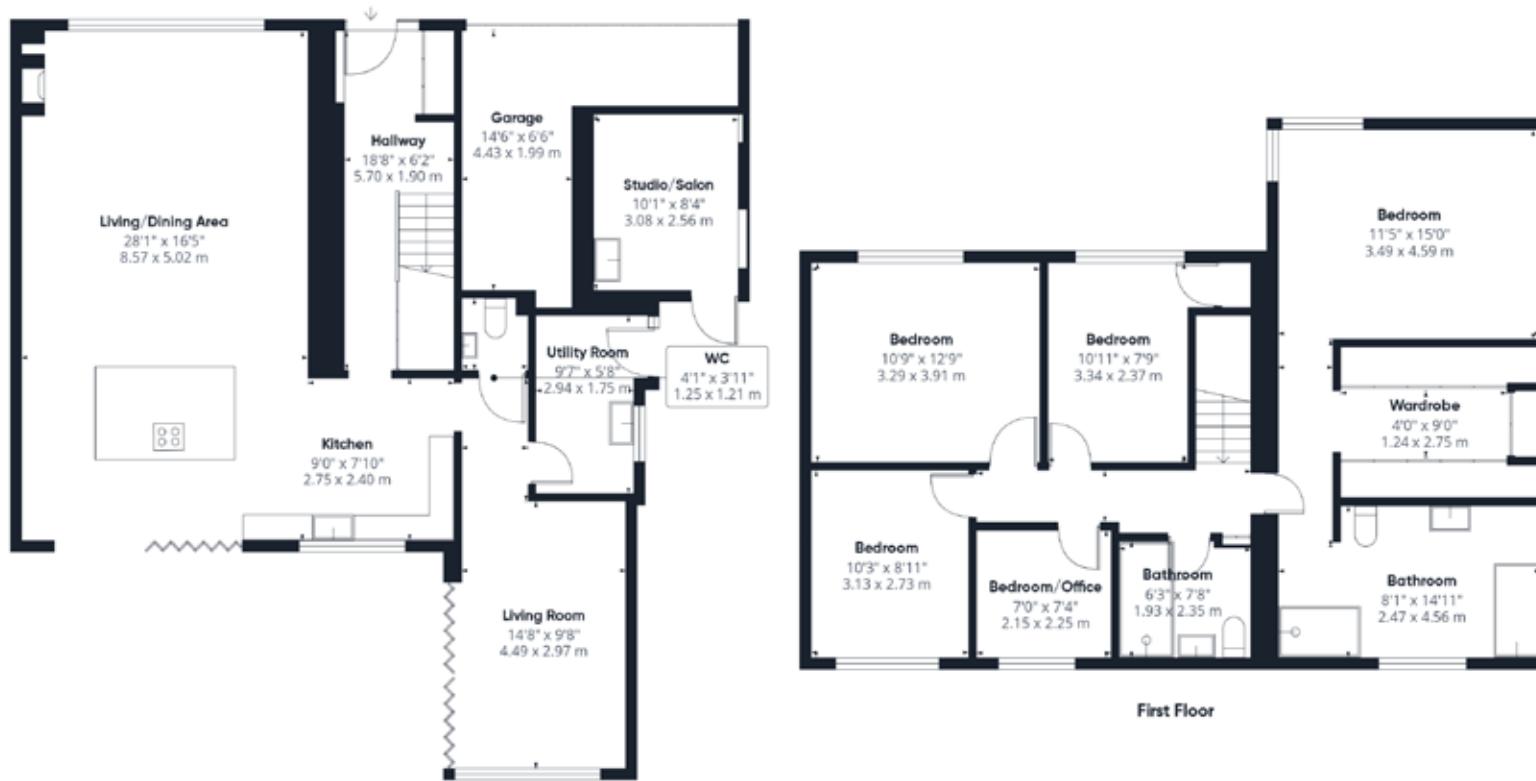
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Waveney District Council - Council Tax Band E

Freehold

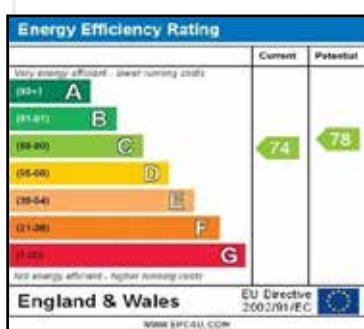




Approximate total area<sup>(1)</sup>

2043 ft<sup>2</sup>  
189.9 m<sup>2</sup>

(1) Excluding balconies and terraces



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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