

£325,000
Asking Price



Sunrise, Beeching Drive

Gunton, NR32 4TB

- A detached bungalow set in the heart of Gunton
- At the end of a sought after cul-de-sac
- 2 bedrooms
- Perfect size home for a single person or couple
- Gas central heating
- Off road parking for multiple vehicles
- Garage with up-and-over door, power supply and electrical sockets
- Gorgeous West facing rear garden
- Modern open plan living space & kitchen with integrated appliances
- Perfect for people wanting to put their own stamp on

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Summary

Nestled at the end of a sought-after cul-de-sac in the heart of Gunton, this charming two-bedroom detached bungalow offers an ideal opportunity for a single occupant or couple looking to make a home their own. Recently partially refurbished, the property features a modern open-plan living area with a newly fitted, high-spec kitchen and high-spec appliances, including a separate oven and microwave/ grill. The interior boasts newly fitted laminated flooring in both the hallway and living space, adding a fresh, contemporary touch. A bright garden room with plumbing for a washing machine provides additional living space, while the gorgeous west-facing rear garden with mature planting offers the perfect spot to relax and unwind. Additional benefits include gas central heating, off-road parking for multiple vehicles, and a garage with an up-and-over door that also benefits from electricity and sockets. With a recently updated consumer unit and kitchen wiring, and situated close to scenic walking trails, shops, and local amenities, this bungalow promises peaceful and practical living in a highly desirable location.

Entrance Hall

UPVC entrance door to the side aspect, laminate flooring, radiator, built-in storage cupboard with double doors, a feature UPVC double glazed circular window and a door opens into the open-plan lounge/ kitchen.

Lounge/ Kitchen

8.20 max into bay x 4.36 max

Laminate flooring, UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect & a timber frame internal window to the rear, x2 radiators, USB sockets, units above & below, breakfast bar with space for stools, soft close cupboards & drawers, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven & microwave/grill, ceramic hob & extractor fan, integrated fridge freezer, dishwasher, gas boiler and doors opening into to the hallway & to the garden room.

Garden Room

3.40 x 2.73

Fitted tile carpet, x2 UPVC double glazed windows to the side aspect, radiator, base unit, laminate work surface, space for a washing machine and UPVC sliding doors opens to the rear garden.



Hallway

Laminate flooring, airing cupboard, loft access, doors opening to bedrooms 1-2 and the shower room.

Bedroom 1

3.76 x 3.22

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 2

2.72 x 2.57

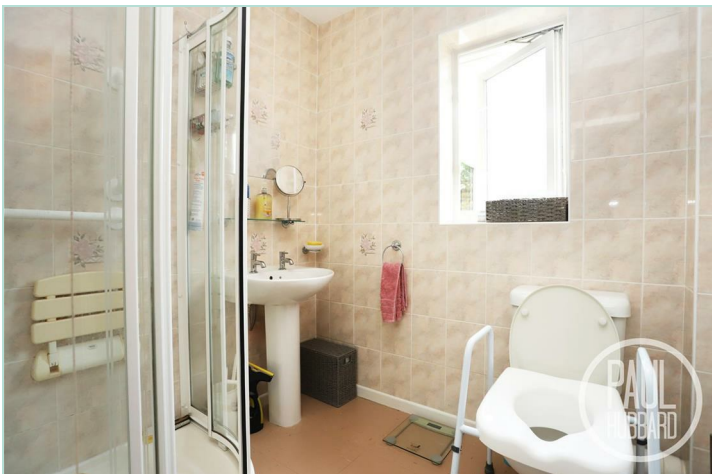
This versatile bedroom offers space for either a double bed or a single bed with a wardrobe and features fitted carpet, a UPVC double glazed window overlooking the rear garden and a radiator.



Shower Room

2.05 x 1.75

Laminate tile flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, tiled walls, toilet, pedestal wash basin with hot & cold taps and a mains-fed shower set into a cubicle enclosure.



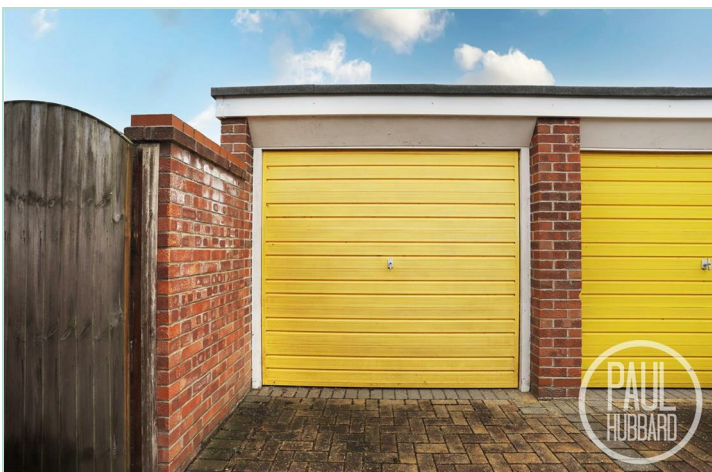
Outside

A lawned front garden leads to the main entrance, which is sheltered by a storm porch and complemented by outdoor lighting. A generous brick weave driveway offers off-road parking for multiple vehicles and extends to a brick-built garage. Gated side access leads to the rear garden, and an EV charging point could be included, subject to negotiations.

The west-facing rear garden is a true highlight, featuring a well-kept lawn, beautifully planted borders bursting with flowers, mature shrubs, and trees. Multiple patio areas provide ideal spaces for relaxing or entertaining, while a pathway guides you through the garden to a pedestrian access door into the garage. The garden also includes a timber storage shed and a greenhouse, all within a fully enclosed and private setting.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

BEECHING DRIVE



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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