

HARDIMANS



44 Corton Road

Lowestoft, NR32 4PL

Guide Price £380,000



44 Corton Road, Lowestoft, Suffolk, NR32 4PL

Welcome to Corton Road, Lowestoft - a charming location that could be the perfect setting for your new home! This unique detached house boasts 3 reception rooms and 4 bedrooms, providing ample space for all your needs. With 2 bathrooms, there will be no more morning queues for the shower!

One of the standout features of this property is the rooftop verandah, offering a delightful spot to enjoy your morning coffee or simply relax. Whilst the house has already been considerably extended it does still offer fantastic scope to further extend, allowing you to tailor the space to your exact requirements.

Situated close to North Beach, you can enjoy leisurely strolls amongst the natural dunes whenever you please. The private mature gardens surrounding the property offer a peaceful retreat from the hustle and bustle of everyday life.

This is a wonderful property for those with a creative vision, so don't miss out on the opportunity to make this unique house your own and create the home of your dreams in this desirable location.

Glazed door and window to:-

ENTRANCE PORCH

upvc door and window to:-





ENTRANCE HALL

with wood block Parquet flooring, radiator, stairs to first floor.



SHOWER ROOM

corner Quadrant shower cubicle, low level wc, washbasin, part tiled walls, double radiator, built-in store cupboard.



STUDY AREA

large opening to:-

LOUNGE

with an open fireplace, semi-circular ceiling canopy with spot lights, upvc picture window overlooking the front garden, radiator, double doors to:-

LARGE DINING ROOM

with upvc double glazed window overlooking the rear garden, sky light window, 3 radiators, ornamental beamed walls and ceiling.



CONSERVATORY

upvc double glazing, double doors to rear garden.



**PARTICULARLY SPACIOUS
KITCHEN/BREAKFAST ROOM**

fitted in a range of oak fronted units, one and a half bowl sink unit, recess and plumbing for automatic dishwasher, 4 burner gas hob, double oven/grill, filter hood, range of fitted wall cupboards, part tiled floors, central breakfast bar and worktop, fitted airing cupboard, glazed door to:-

**GOOD SIZE UTILITY/SIDE
ACCESS AREA**

with gas boiler heating domestic hot water and radiator heating system, personal door to garage, upvc door to front garden, utility area with plumbing for automatic washing machine, additional rear door to garden.

**STAIRS TO FIRST FLOOR AND
GALLERIED LANDING**

upvc double glazed window.

MASTER BEDROOM

double aspect windows, upvc double glazing, 2 radiators, shower cubicle, washbasin, range of fitted wardrobe cupboards.

BEDROOM 2

radiator, upvc windows and double doors to:-

FEATURE ROOF TOP VERANDA

galvanised railings and metal steps providing access to the rear garden.





BEDROOM 3

double aspect windows with upvc double glazing, radiator, access to roof void.

BEDROOM 4

upvc double glazed window, radiator.

BATHROOM

bath, hot and cold, washbasin, hot and cold, wc, radiator



OUTSIDE

To the front, good size brick pavier driveway providing ample car standing and turning areas, brick walls and pillars, wrought iron railings and gates providing an imposing entrance, integral garage. To the rear, good size private gardens designed in 2 sections laid mainly to lawn with established trees and shrubs, paved patio area, aluminium framed greenhouse, timber summer house, 2 timber garden stores.

INTEGRAL GARAGE

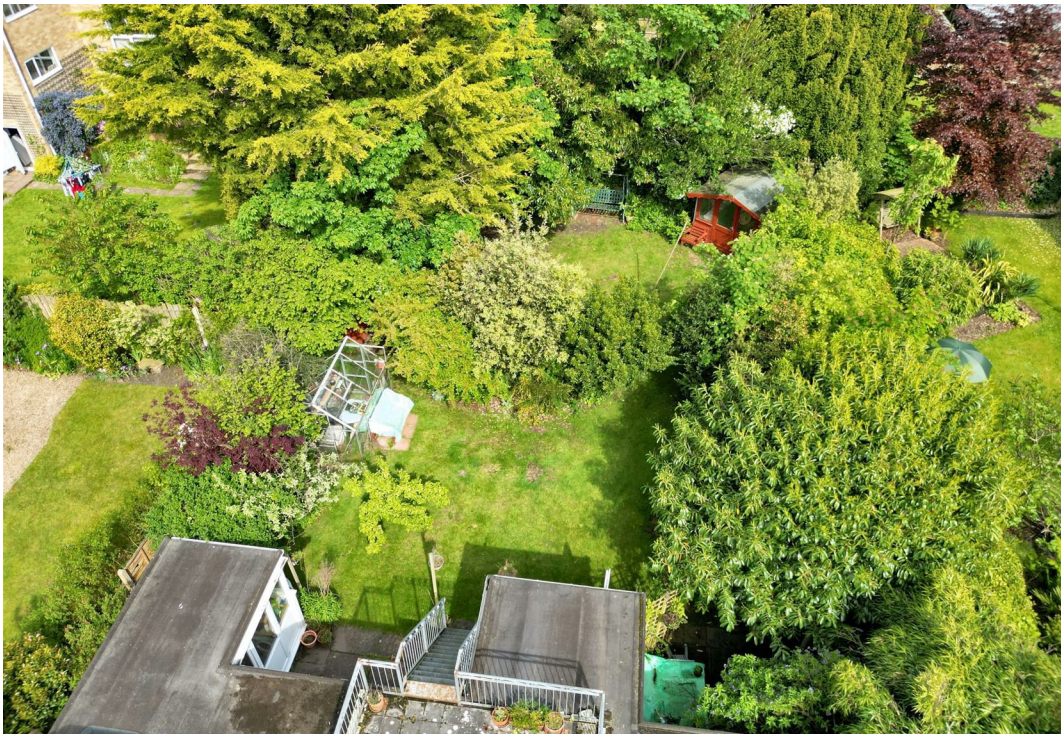
double timber doors, power and light, electric meters and fuse box, gas meters.

COUNCIL TAX BAND

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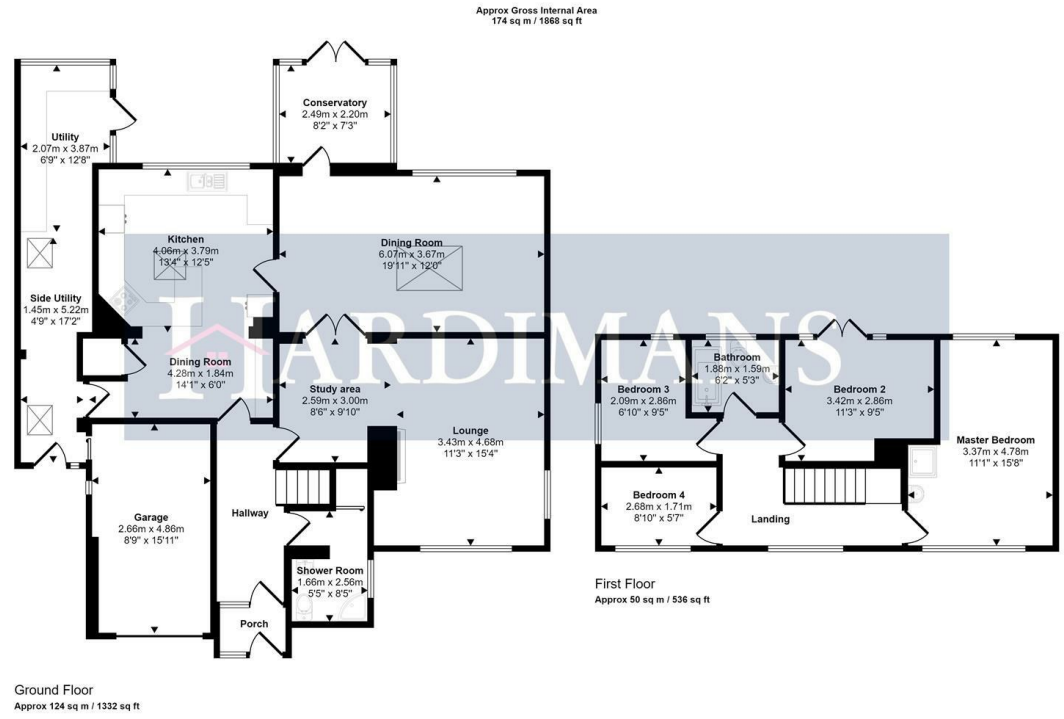




Area Map

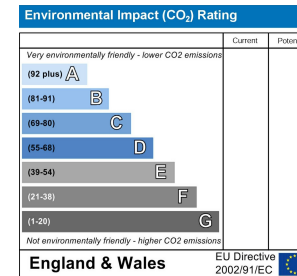
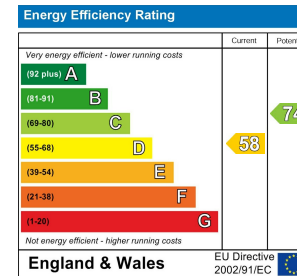


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Awaiting Energy Ratings



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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