

# HARDIMANS



**92 Corton Road**  
**, Lowestoft, NR32 4PS**  
**£420,000**



## 92 Corton Road, Lowestoft, Suffolk, NR32 4PS

**GREAT LOCATION** in what is considered to be one of the best roads in North Lowestoft. The property is ideally situated within easy walking distance of the natural and outstanding North beach, together with easy access to the town centre and out of town supermarkets. In addition, the property has many attractive features including a spacious lounge which opens to both the dining room and a raised sun lounge area. All the rooms have fantastic large windows allowing so much natural light to pour in. Upstairs, you will find 3 good size bedrooms and bathroom.

The property has so much potential to further extend to take full advantage of this outstanding location, and without doubt an early viewing is absolutely essential.

**Sliding upvc door to:-**

### **ENTRANCE PORCH**

glazed door to:-

### **INNER HALLWAY**

with radiator, fitted cupboard, built-in cloaks cupboard also housing electric meters and fuse box.

### **CLOAKROOM**

low level wc, washbasin, tiled splashbacks, heated towel rail/radiator.

### **SPACIOUS LOUNGE**

with upvc picture window overlooking the front garden, 2 radiators, fireplace with log effect gas fire, side fitted cupboards, steps to:-





### **RAISED SUN LOUNGE**

with extensive glazing and sliding patio door, stairs to first floor, additional steps down to dining area.

### **DINING ROOM**

upvc double glazed window overlooking the rear garden, radiator.

### **KITCHEN**

fitted in a range of white high gloss fronted units, one and a half bowl sink unit, electric cooker panel, filter hood, tiled splashbacks, upvc window overlooking the rear garden, plumbing for washing machine, glazed door to:-

### **UTILITY ROOM**

fitted base units, plumbing for automatic washing machine, tiled floor, front door and upvc rear door and window.

### **STAIRS TO FIRST FLOOR AND LANDING**

radiator, large walk-in store cupboard, also housing an Ideal Logic gas boiler heating domestic hot water and radiator heating system.

### **MASTER BEDROOM**

with 2 sets of wardrobe cupboards, radiator, corner window with upvc double glazing allowing plenty of natural light to pour in.



## BEDROOM 2

double aspect windows, upvc double glazing, radiator, double built-in wardrobe cupboard.

## BEDROOM 3

upvc double glazed window overlooking the rear garden and conservation area, double built-in wardrobe cupboards, radiator.

## BATHROOM

cased bath, hot and cold, thermostatic shower unit, shower screen, low level wc, pedestal washbasin and tiled walls, radiator, access to roof void, upvc opaque glazed window.

## OUTSIDE

To the front, the property is set well back from the road having a tarmac driveway providing ample car standing, good size lawned area, brick planters, flower borders. To the side, enclosed patio area. To the rear, gardens laid to lawn, concrete posts and timber fencing, flower and shrub borders, timber garden store. Note: The property pleasantly backs onto a wooded conservation area.

## COUNCIL TAX BAND

E



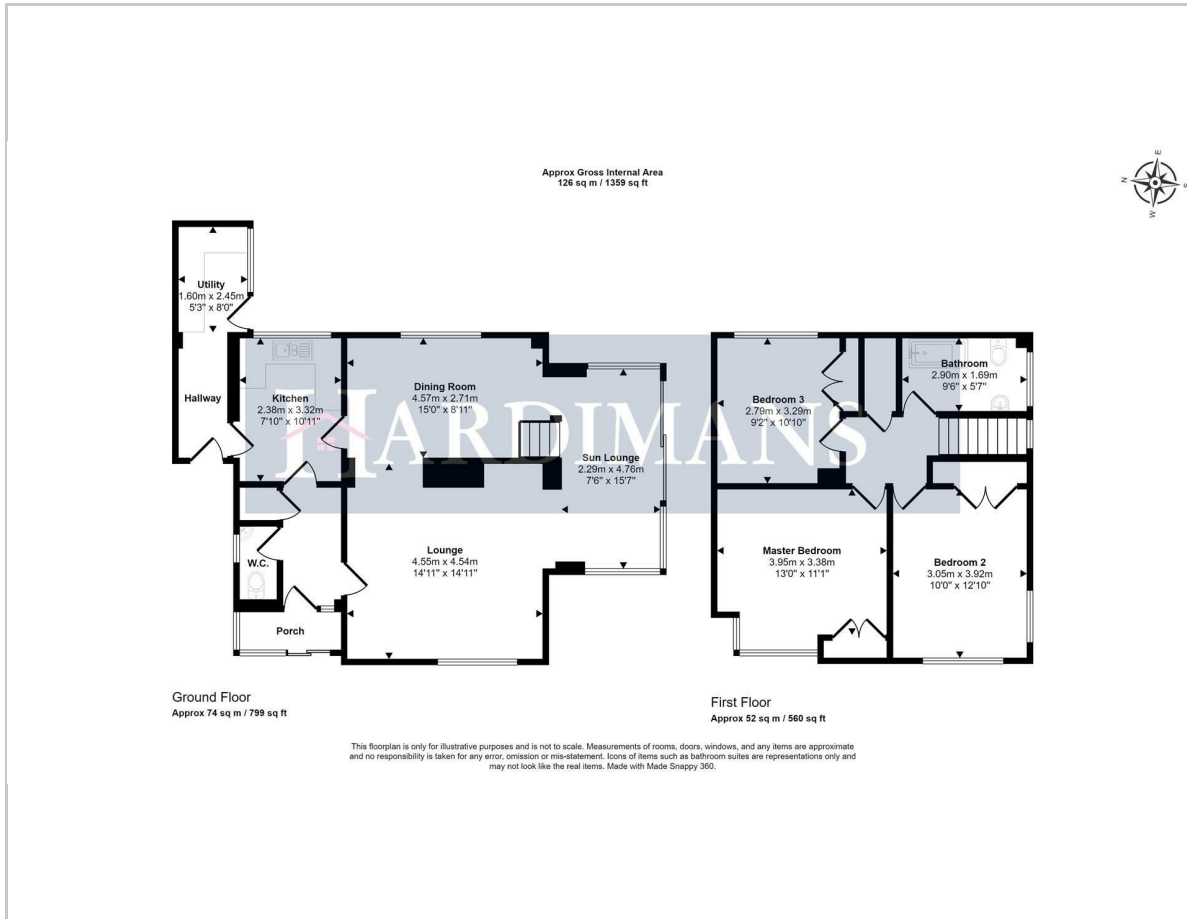




SCALE 1:1250

Land Registry Plan for 92 Corton Road, Lowestoft 19/02/2024

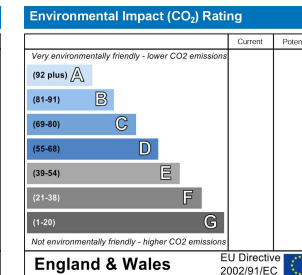
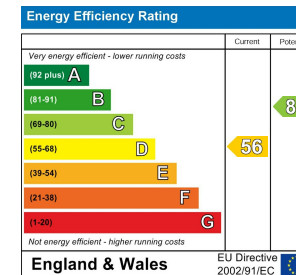
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



134 London Road North, Lowestoft, Suffolk NR32 1HB  
 Tel: 01502 515999  
 www.hardimans.co.uk E: info@hardimans.co.uk

