



108 Corton Long Lane
Corton | Suffolk | NR32 5HD

FINE & COUNTRY

STYLE NEAR THE SEA



“A stunning contemporary property, this home has been incredibly well designed and finished to a very high standard. Just down the road from the beach and set within the heart of the village, it’s perfectly placed for making the most of everything this area has to offer. A generous private garden backing onto woodland completes the package, this is a home with much to recommend it!”



KEY FEATURES

- A Beautifully Presented, High Specification Detached House
- Located in the Desirable Village of Corton and within Walking Distance to the Beach
- Four Double Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower and a Dressing Room
- Open Plan Kitchen/Dining Room with Views of the Garden and Woodland Area Beyond
- Separate Sitting Room, Family Room and Large Utility with Shower Room
- Landscaped Rear Garden with Studio/Games Room - Perfect for Entertaining
- Double Garage with Room Above currently used as a Gym
- The Accommodation extends to 3,109sq.ft including the Garage
- Energy Rating: B

The owners of this stylish family home moved here to enjoy the lifestyle – you can take walks on the beach and in the woods, children can play on the village green or call for friends to go to the park. The property itself is well set up for family life and has so much space and a super layout. This really is an enviable and welcoming home and it could soon be yours!

Building The Dream

Built just a few years ago, this has been a labour of love for the owners. They bought the plot and worked closely with a highly-respected team of local builders to design and build their perfect home. “The only thing we had to do was have the frontage in keeping with the other properties in the group. Apart from that, we could design the house how we pleased. We’ve put so much thought into it and it’s been a truly wonderful home for our family.”

Family Friendly

When you first enter the property, you have an incredible sense of light and space right from the start, thanks to the magnificent and roomy entrance hall. It was important to the owners to have a bright, generous and calm space upon entering, setting the tone for the rest of their home. To one side there’s a family room that would also make an excellent study, while on the other side you have a well-proportioned sitting room, looking out over the front and having double doors to the





KEY FEATURES

heart of the home – the magnificent open plan kitchen, dining and family area. This room has two sets of bifold doors to the west in addition to the triple aspect central space, so you have a great connection to the terrace beyond, the room is filled with light, plus it's brilliant for entertaining. The owner is a keen cook and the kitchen is sure to please even the most exacting of chefs! "We love this as a family space but also because when you're cooking you're not cut off from everyone. And it's easy to keep an eye on little ones." Being able to have this room open to the main sitting room or to keep the two separate is another bonus.

More To Explore

Upstairs there are four good size double bedrooms. The master has a dressing room and en-suite, while the others share a family bathroom with feature freestanding bath. Two also have walk-in wardrobes. Again, the landing is well proportioned so you always have this lovely soothing sense of the space throughout. Outside there's a double garage with a gym over (again, this would make a great study or home office) plus a detached studio in the garden that's been used as a games room. This is very versatile and could be put to many different uses. Well-lit in the evenings, it's perfect for evening entertainment too.

A Lovely Location

The house sits on a corner plot, so the garden wraps around the side and rear of the property, with a large terrace with sunken seating area, a lawned area where children can play and steps down to an additional garden backing onto the woods. The owners see abundant birdlife and wildlife here too, being between the coast and the trees. You also see incredible sunsets to the west. Just over the road is the village recreation ground and beyond that it's only a short walk to the beach or to the primary school. The owners like to walk through Corton and Gunton Woods too. Corton has a strong year-round community, as well as being a popular spot for holidaymakers, so you have nice places to eat and drink. Head out of the village and you're just a couple of minutes from the A47, making travel a breeze.





















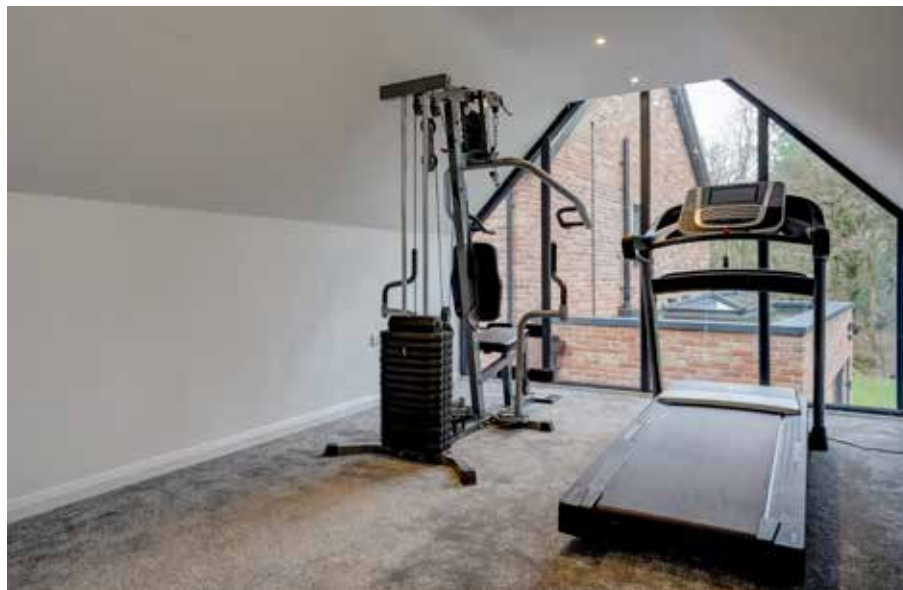




GARDEN STUDIO/GAMES ROOM

&

GYM ROOM ABOVE GARAGE







INFORMATION



On The Doorstep

Living here, you benefit from being just a short walk to the beach and local facilities like the restaurants, bars and activities that people come here to enjoy on their holidays. With Woodland, Nature Reserves and Sandy Beaches nearby you really are spoilt for choice with places to explore, walk dogs and watch wildlife.

How Far Is It To?

The nearest town is Lowestoft with all its local amenities, shopping and beautiful sandy beach. The Lowestoft train station offers links to both Norwich and Ipswich and onward to London. Oulton Broad is 3 miles away with its nature reserves, marshes, choice of shops, cafés, parks and access to the Broads. The popular market town of Beccles is a short 11 mile drive away and the vibrant cathedral city of Norwich is just 28 miles north west with its international airport and ever increasing shopping and leisure facilities.

Directions - Please Scan The QR Code Below

From the Beccles office, head out of town on the A146 towards Lowestoft. Continue to follow the A146 through Oulton Broad until you reach the Shell Garage Roundabout and take the 2nd exit onto Normanston Drive. At the next roundabout, take the first left onto Peto Way, at the next round about take the 2nd exit onto Millennium Way and follow this round through the next set of traffic lights and when you reach the next roundabout, take the 2nd exit and continue on Millennium Way until you reach the next roundabout. Take the 3rd exit onto Corton Long Lane. Follow this road and the property will be found on the right hand side.

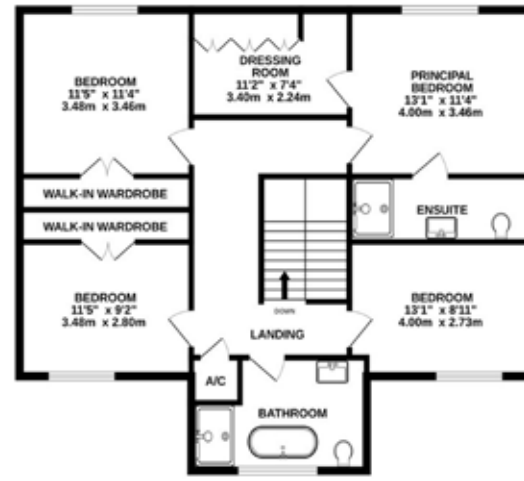
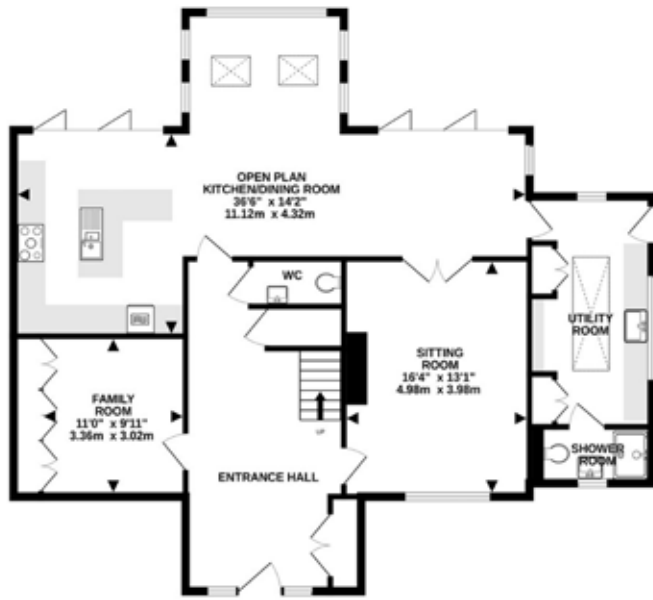
What Three Words Location

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... [dogs.uttering.afflicted](#)

Services, District Council and Tenure

Air Source Heating; Underfloor Heating to Ground Floor, Mains Water, Mains Drainage, Air Conditioning to All Bedrooms
Broadband - Ultra Fast Broadband Available (current supplier is Sky)
Mobile Phone Reception - Varies depending on Network Provider - Please see www.checker.ofcom.org.uk
East Suffolk Council; Council Tax Band F
Freehold

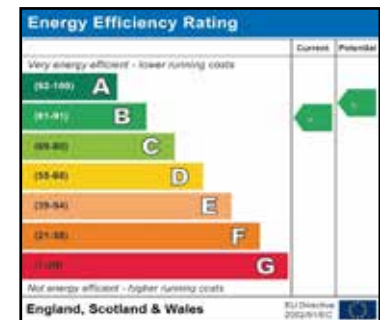




FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2249 sq.ft. (208.9 sq.m.) approx.
TOTAL FLOOR AREA : 3109 sq.ft. (288.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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