



106 Corton Long Lane
Corton | Suffolk | NR32 5HD

FINE & COUNTRY

EXTEND AN INVITATION



“This modern home is incredibly stylish, beautifully extended by the owners who have lived here since it was newly built. They designed it to be perfect for entertaining, hosting friends and family here most weekends, all whilst making many memories along the way. Nice and private with its own area of woodland, it’s a real delight, just a stone’s throw from the beach and from the village centre.”



A brick barbecue area with a wooden pergola structure. A green ceramic grill sits on a wooden bench. The area is paved with stone tiles.

A raised garden bed containing several spiky green plants and purple foliage. A wooden fence is visible in the background.

A green lawn area adjacent to the stone patio and garden bed.



KEY FEATURES

- A Beautifully Presented and Extended High Spec Detached House, located in the Desirable Village of Corton and Walking Distance to the Beach
- Benefitting from Four Good Size Bedrooms including Principal Bedroom with En-Suite
- Open Plan Kitchen/Breakfast/Living Room with Views of the Rear Garden and Woodland Beyond
- Separate Utility Room and Ground Floor WC
- Separate Sitting Room
- Private Laid to Lawn Rear Garden with Patio and Additional Land to be Landscaped if Required
- Double Garage and Off Road Parking
- The Accommodation extends to 1,991sq.ft
- Energy Rating: B

On a quiet cul-de-sac off the main road, this home enjoys a convenient yet peaceful setting backing onto woodland. Perfectly placed for easy access to the coast and to main roads and transport links, it's also good for woodland walks and there's a playing field over the road. A high-spec and comfortable contemporary property anyone would be proud to call home.

Superb And Stylish

The house sits on a small group of dwellings, down a private cul-de-sac and tucked away from view. The neighbours are friendly and the location is a tranquil one. The owners bought the property when it was new and knew right from the start that they wanted to extend it. Having done the work, they feel it's perfect for social occasions and love hosting their family and friends most weekends. Highlights include a 30th birthday party with a six-metre tepee on the lawn, a saxophonist providing music and a bar for guests, as well as a hen party on another memorable occasion. Whether it's four people relaxing around the island over supper or a crowd spilling out into the garden for a summer barbecue, this has been the setting for a lot of fun over the past few years.





KEY FEATURES

A Sense Of Space

When you enter the house, you can see all the way through to the rear garden and the mature woodland beyond. The sitting room is to your left, with the open plan kitchen extending along the back of the property. These two rooms can be kept separate or opened into one by sliding back the pocket doors, so you have an easy flow throughout. Attractive herringbone flooring runs across the two spacious rooms, adding to the feel of quality and continuity. The kitchen has real wow factor, with sliding doors framing views of the garden and woodland, and a large rooflight allowing even more light to enter. There's room in here for both seating and dining, and the central island makes an appealing and useful focal point. Another thing that the owners love about their home is the size of the bedrooms. All four are doubles and the principal suite has a truly luxurious feel and is generously proportioned.

Incredibly Accessible

Outside, a pretty pergola provides the perfect place to sit and relax, firing up the barbecue or soaking up the afternoon sun. The garden faces west, so you get the best of the light until the sun dips below the trees and you'll see some beautiful sunsets, especially in winter when the leaves have dropped. In summer, the mature shrubs line the lawn and separate it from the woodland beyond, while in autumn, the leaves are a riot of rich colour. There's plenty of wildlife in the woods too. Head down the road and you have the village hall and playground with sports pitches in one direction, Corton Woods nearby and the cliffs right at the end of the road. Corton also has a primary school, which is ideal for young families, and there are supermarkets just over a mile away from the front door. The A47 makes it easy to travel up to Hopton and Gorleston or down to Lowestoft, so you'll find everything you need in close proximity.

























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

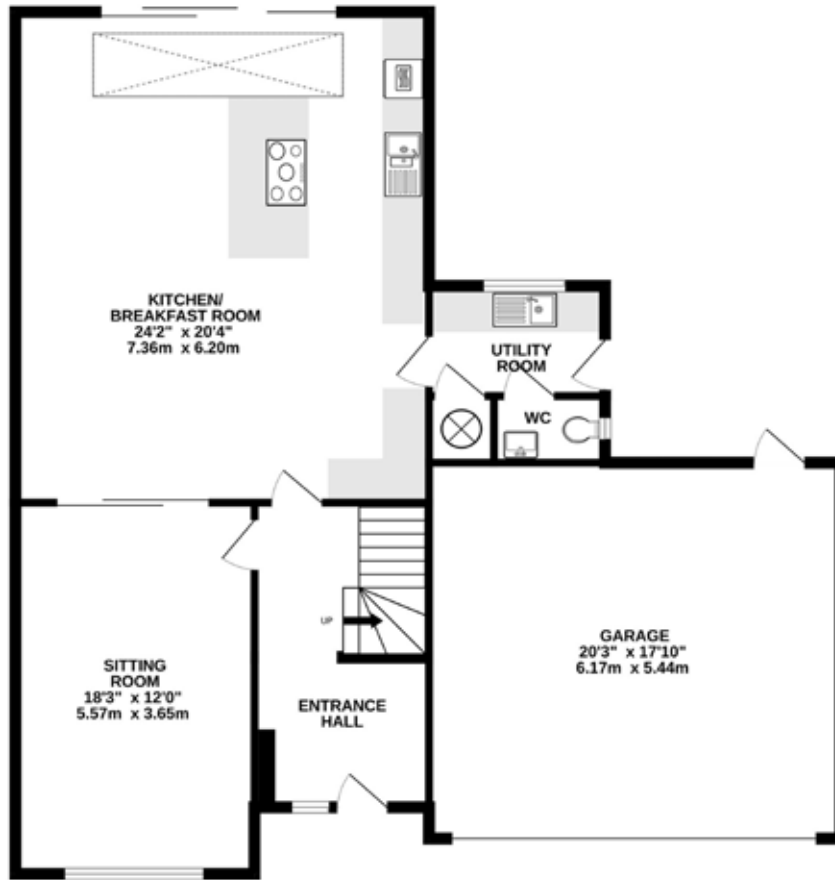
From the Beccles office, head out of town on the A146 towards Lowestoft. Continue to follow the A146 through Oulton Broad until you reach the Shell garage roundabout and take the 2nd exit onto Normanston Drive. At the next roundabout, take the first left onto Peto Way, at the next roundabout take the 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

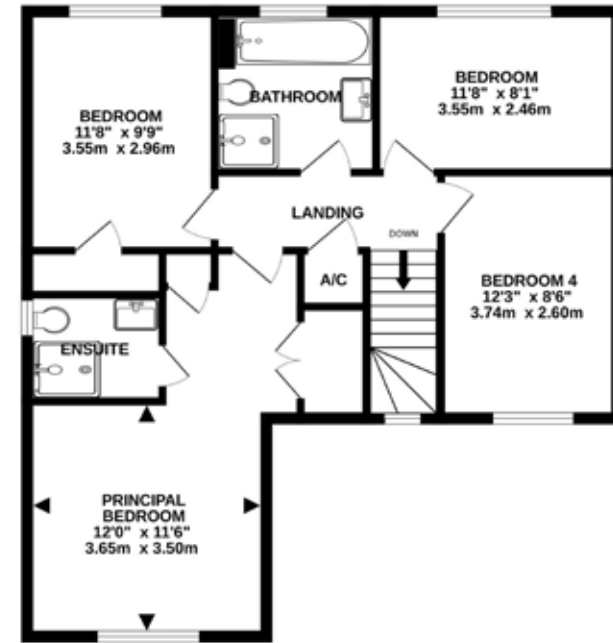
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..[stretcher.tour.lawfully](#)

Services, District Council and Tenure

Air Source Heating; Underfloor Heating Downstairs, Mains Water
Mains Drainage
East Suffolk Council; Council Tax Band E
Freehold



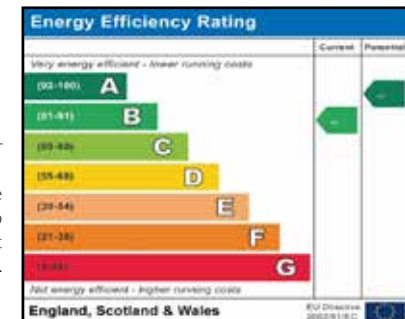
GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.6 sq.m.) approx.

TOTAL FLOOR AREA : 1991 sq.ft. (184.9 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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