



94 Corton Long Lane
Corton | Suffolk | NR32 5HB

FINE & COUNTRY

STAND OUT LOCATION



“In a highly desirable location, overlooking paddocks and fields, just minutes from the beach, you’ll find this impressive family home. Spacious and welcoming, the part open-plan accommodation lends itself to social occasions and family gatherings, while the south-facing garden is the perfect place in which to soak up the sun. Walking distance from the clifftops, nature reserve, village hall and primary school, this will prove hard to beat!”



KEY FEATURES

- A Spacious Detached Chalet Bungalow situated on a Desirable Lane just minutes from the Beach
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Luxurious En-Suite
- Kitchen/Breakfast Room with Separate Utility Room
- Open Plan Living & Dining Area with Conservatory
- Private South Facing Rear Garden
- Single Garage with Ample Off Road Parking
- Field Views to the Front of the Property
- The Accommodation extends to 2,613sq.ft
- Energy Rating: D

This attractive property gives you the best of both worlds – rural views and a sense of space with a village feel and nearby amenities, access to the beach but tucked away from holidaymakers, a peaceful setting that's close to the A47 and A12. You really can have it all!

A Very Happy Home

The owner of this charming home has lived in the area for many years and has very much enjoyed her time at the property. Although it needed work when she came here, she could see that once improvements had been carried out, this would be a lovely home that would ask very little of her but would have much to give. And that has certainly been the case. Whether watching the horses grazing over the road, walking to the local school to pick up her grandson, or hosting big family Christmases, life here has been everything she hoped for and more.

Practical And Attractive

The layout here is unusual but it works very well. The kitchen is at the front of the house and it's large enough for a family table, so this is where the owner and her friends and family dine day to day. She's a keen cook and designed the kitchen to be both practical and sociable. The sitting room runs the length of the original house on the right, with doors to a conservatory beyond. The sitting room is open to the formal dining room, creating one large space that's brilliant when you host a crowd. Double doors lead back into the hall and the stairs are extra wide, so with the doors open, the log burner in the sitting room can heat the whole house. The ground floor also benefits from a utility room and full bathroom. A door from the kitchen opens onto a passage running along the side of the house, with doors to the garage and a very useful storage area behind.





KEY FEATURES

Exploring Upstairs

On the first floor, the master suite is a must-see. The large principal bedroom has an enormous and luxurious en-suite with double basins and a stylish walk-in shower. It's the perfect set up for families as the other three bedrooms are on the other side of the house, so parents can still hear if little ones need them, but everyone has their own space and privacy. The family bathroom has a feature roll top bath, in addition to the shower. There's lots of storage throughout the house, so it's easy to keep everything in its place.

All So Accessible

Outside, there's plenty of parking on the brickweave driveway to the front. The owner is a keen gardener and has enjoyed working on the garden, with the private south-facing rear garden her favourite place to sit out. Sheltered from the wind, between the conservatory and storage, is a pretty patio for al-fresco dining. There's also a pond in the garden. Nobody overlooks you here - it really is a lovely retreat. Across the road from the property, there are open fields where horses sometimes graze, and the owner enjoys watching the changing seasons as crops are grown and harvested. It gives you a real sense of openness and a connection to the surrounding countryside, whilst being very well connected to wider amenities. Corton has a nice, traditional village feel and here you benefit from that. As we've already mentioned, the school is a short walk away, as is the village hall, playing field and more. You can head to the nearby restaurants and cafes and enjoy all the things that bring tourists to the area, yet back at home you feel away from it all.

























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 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 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.

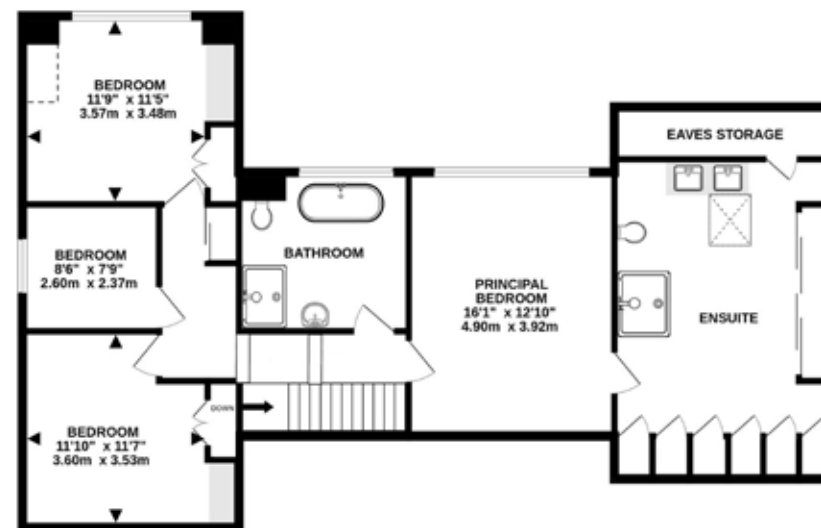
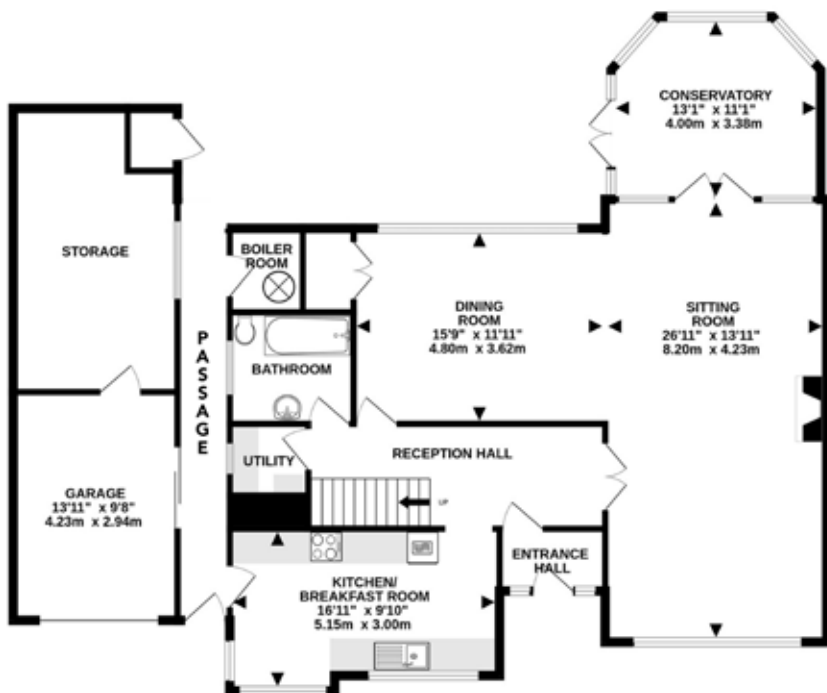
What Three Words Location

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... [intrigued.liked.pens](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band F
Freehold





GROUND FLOOR
1510 sq.ft. (140.2 sq.m.) approx.

1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.

TOTAL FLOOR AREA : 2613 sq.ft. (242.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		81
B (81-91)			
C (69-80)			
D (55-68)		67	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC
www.epc.co.uk

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