

**Aldreds**  
Estate Agents



2A The Close  
Corton, NR32 5JA  
£275,000





## 2A The Close

Corton, NR32 5JA

Price Guide £280,000-£290,000 Aldreds are pleased to offer this well presented, three bedroom detached bungalow, located in a pleasant cul-de-sac position within the desirable coastal village of Corton. This well appointed property offers a lovely garden facing, triple aspect lounge with French doors onto the rear garden and a spacious kitchen diner. There is gas central heating and off road driveway parking for two cars. Early internal viewing is highly recommended to appreciate this nicely positioned bungalow.

### Entrance hall

Part-glazed UPVC entrance door with glazed side panel, power point, radiator, cloaks cupboard, airing cupboard housing hot water cylinder, immersion heater, loft access, doors leading off

### Lounge

17'1" x 11'8" reducing to 9'6" (5.21m x 3.56m reducing to 2.9m)

A spacious triple aspect room with windows to front and side and a glazed bay window with French doors leading to rear garden, a brick built fireplace surround, power points, television point, radiator

### Kitchen

16'9" x 7'5" (5.11m x 2.27m)

Window to front aspect, wall mounted gas fired boiler for hot water and central heating, a range of fitted kitchen units with rolled edge work surface and tiled splash back, electric and gas cooker points, hob, plumbing for dishwasher.

### Bedroom 1

16'11" reducing to 11'9" x 8'4" at max (5.16m reducing to 3.6m x 2.56m at max)

window to front aspect, radiator, power points, fitted wardrobe, door giving access to

### Ensuite cloakroom

Side facing obscure glaze window, fully tiled walls, pedestal hand wash basin, low level WC, shavers point, heated towel rail.







### Bedroom 2

11'5" x 9'10" (3.48m x 3.0m)

Window to rear, power points, radiator

### Bedroom 3

11'4" x 7'2" (3.47m x 2.2m)

Currently used as study/hobbies room with window to rear aspect, radiator, a range of fitted shelving and wardrobes, power points, radiator.

### Shower room

Obscure glazed window to side aspect, fully tiled walls and tiled shower cubicle with electric shower, pedestal hand wash basin within a fitted storage unit, low level WC with enclosed cistern., heated towel rail.

### Outside

The property is approached with vehicular access via a driveway to the front with parking space for two cars, access to the main entrance to the side. The property offers a delightful enclosed rear garden, providing high degree of privacy, close board panelled fencing at the boundaries, with a large patio area, timber garden store and lawn with well stocked raised borders.

### Tenure

Freehold

### Services

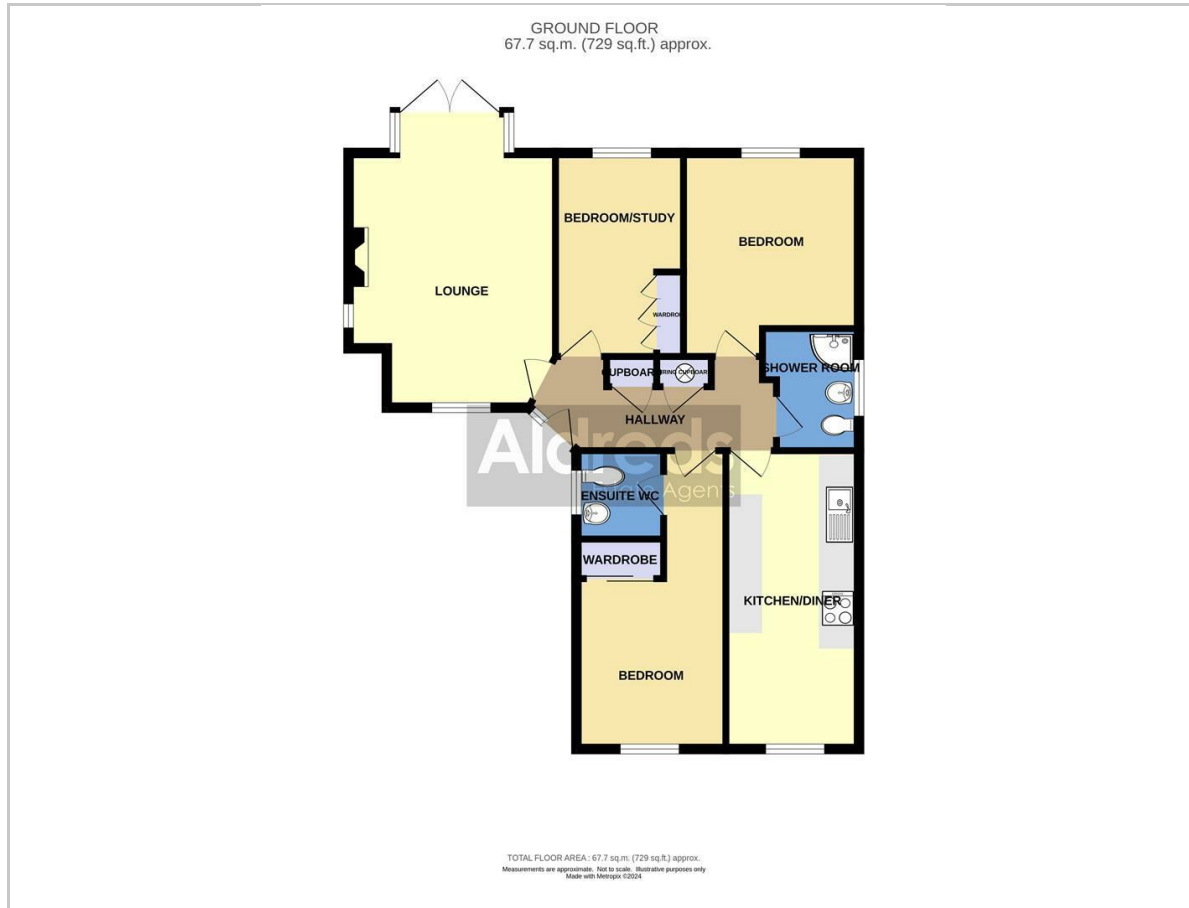
Mains water, electric, drainage and gas

### Council Tax

East Suffolk Local Authority - Band C



## Floor Plan



## Viewing

Please contact our Alureds Lowestoft Office on 01502 565432  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

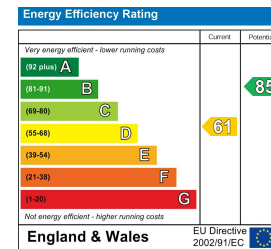
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## Area Map



## Energy Efficiency Graph



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