

Aldreds
Estate Agents



56 Station Road
Corton, Lowestoft, NR32 5HG
Offers Over £375,000



56 Station Road

Corton, Lowestoft, NR32 5HG

Aldreds are delighted to offer this executive 3 bedroomed detached bungalow situated in this very desirable Corton village location being within walking distance of the beach, woodlands and nature reserve. This outstanding bungalow offers versatile spacious accommodation including a wide l-shaped entrance hall, spacious lounge, formal dining room, kitchen and 3 bedrooms. Bedroom 2 has an ensuite and bedroom 1 has an ensuite and dressing room along with a family bathroom. To the outside front there is a well presented frontage with large driveway and double garage all enclosed by wrought iron gates and fencing and to the rear there is a low maintenance wraparound patio garden with Upvc external garden room. There are also the benefits of gas fired central heating and Upvc double glazing. Large bungalows in this desirable location rarely become available and an early viewing is strongly recommended.

Wide 'L' Shaped Entrance Hall

Tiled flooring, coved ceiling, uPVC entrance door, radiator, power points, loft access leading to insulated loft space.

Lounge

13'6" x 17'3" (4.14 x 5.26)

Tiled flooring, coved ceiling, uPVC walk in bay window, power points, tv point, remote controlled cast iron log burner effect living flame fire, radiator.

Dining Room

10'7" x 13'2" (3.24 x 4.02)

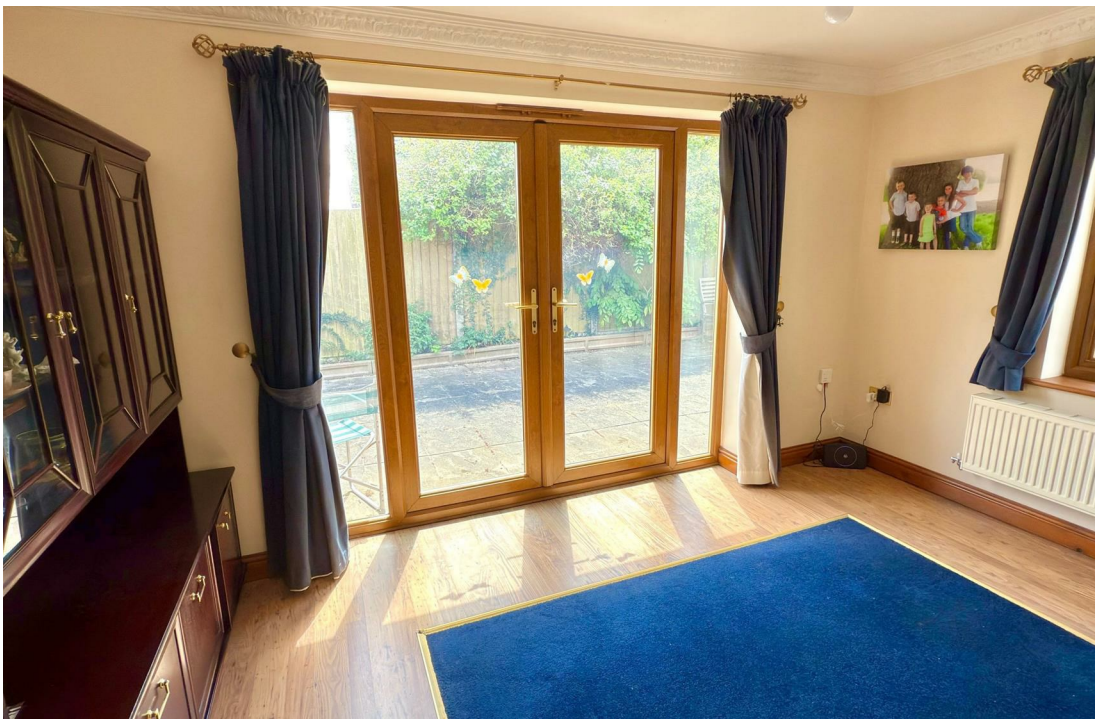
Laminate flooring, coved ceiling, double aspect uPVC windows, radiator, power points, double patio doors leading out to rear garden.

Kitchen

15'2" x 10'2" (4.64 x 3.12)

Tiled flooring, full range of solid timber kitchen units, extended work surfaces, double stainless steel oven with matching four burner gas hob, enclosed extraction cooker hood, double stainless steel sink with single drainer, recess for white goods, integrated dishwasher, tiled splashbacks, power points, uPVC window, tv point.





Bedroom 1

16'1" x 14'6" (4.91 x 4.44)

Fitted carpet, coved ceiling, large aspect uPVC windows, double uPVC patio doors leading out to rear garden, full range of built in bedroom furniture, full length walk in wardrobe, radiator, power points, tv point.

Ensuite Shower Room

Tiled flooring, shower suite comprising of an oversized shower cubicle enclosed by curved glass screen doors, low level WC, vanity sink unit, full length heated towel rail, full tiled walls, uPVC window, extractor fan.

Bedroom 2

12'10" x 9'8" (3.92 x 2.96)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point.

Ensuite Shower Room

Double length shower cubicle, vanity sink unit, low level WC with enclosed cistern, full length heated towel rail, extractor fan, uPVC window.



Bedroom 3

12'11" x 7'10" (3.96 x 2.39)

Fitted carpet, coved ceiling, uPVC window, radiator.

Family Bathroom

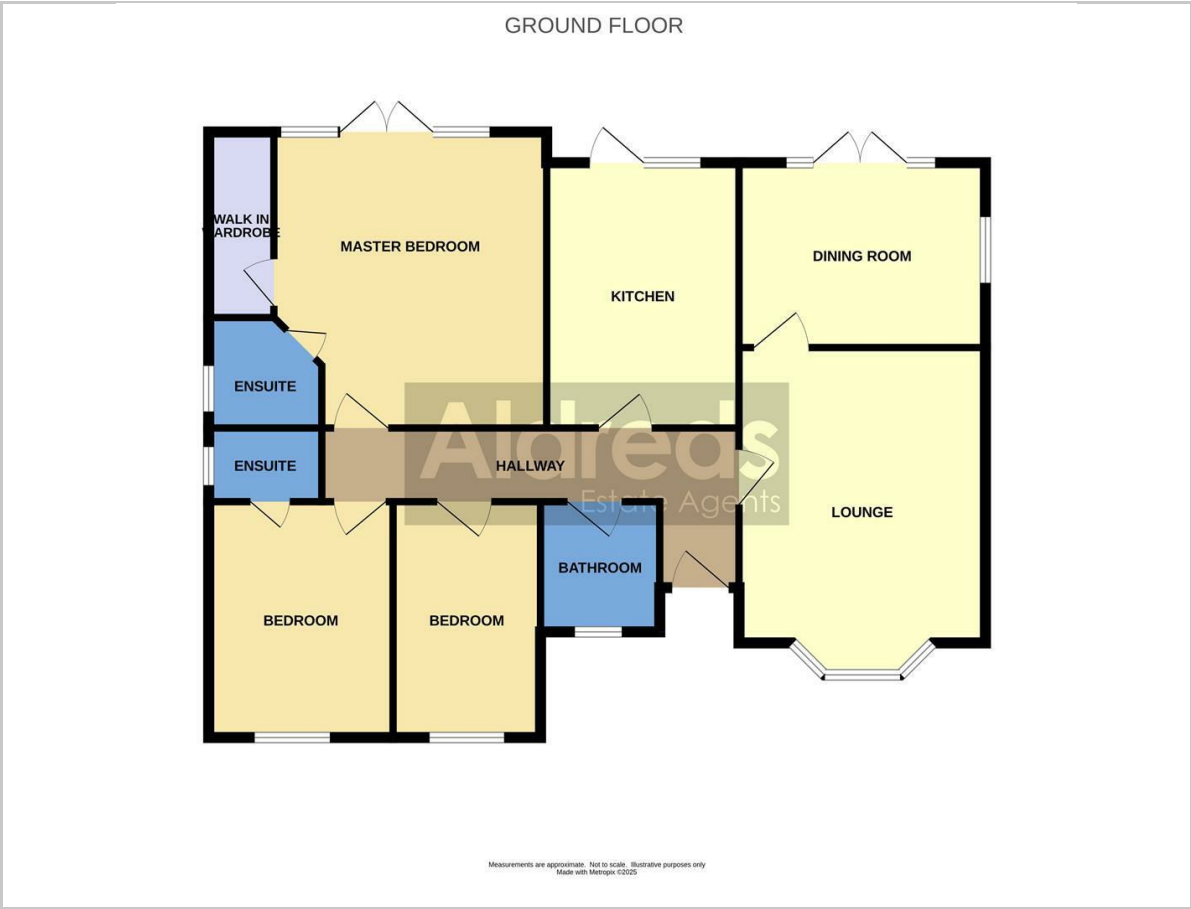
Tiled flooring, bathroom suite comprising of a panel bath, pedestal sink, low level WC, full length towel rail, fully tiled walls, uPVC window.

Outside

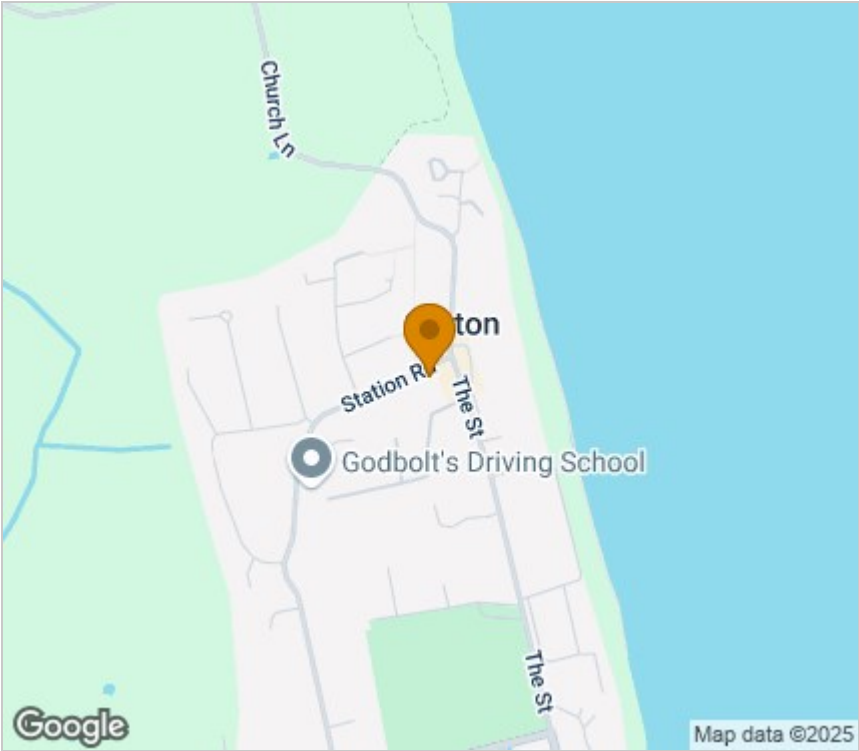
To the front of the property there is a beautifully presented garden which is laid to brickweave and ornamental stone, a range of flower and shrub borders, double width driveway leading to a double length garage with an electric up and over door, power points and lighting, all enclosed by low level brick walls and wrought iron fencing with a double wrought iron gated entrance. Outside to the rear there is a full enclosed rear garden which has a very private rear and side aspect, laid to patio stone with a range of flower and shrub borders, uPVC garden room, metal storage shed, timber pergola creating an enclosed BBQ area, uPVC access door leading into double garage, double timber gates leading to front driveway.



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.