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Lowestoft 01502 733399

Gorleston 01493 658854

£425,000



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17 The Street. Corton, Lowestoft NR32 5HW

- MODERN DETACHED PROPERTY
- FOUR DOUBLE BEDROOMS
- 'A' RATED EPC
- SUBSTANTIALLY EXTENDED – 1,625 SQ FT
- COASTAL VILLAGE LOCATION
- OPEN PLAN KITCHEN BREAKFAST ROOM
- SOUTH-WEST FACING REAR GARDEN
- COASTAL VILLAGE LOCATION
- INCOME FROM SOLAR PANELS
- OUTBUILDINGS TO REAR

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 1.47m x 1.76m (4' 10" x 5' 9")

Enter through your modern part glazed door into your entrance porch of your new home. Light and bright due to the two uPVC sealed unit double glazed windows allowing an abundance of natural daylight. There's a large radiator and built in doormat, kick off your shoes, hang up your coat and relax in your new home by the sea.

Hall

Your 'L' shaped Hall has doors leading off to all ground floor rooms. Karndeian LVT flooring has been laid and your carpeted staircase leads you up to all first floor rooms.

Cloakroom WC 5' 3" x 3' 2" (1.60m x .97m)

Essential for the family is the downstairs loo. Featuring a low level WC, pedestal hand basin, radiator, opaque uPVC sealed unit double glazed window and Karndeian floor.

Sitting Room / Snug 2.69m x 2.68m (8' 10" x 8' 10")

A bonus room. Located at the front of the property, this room could be a teenagers pad, snug, home office study or TV room.... you decide. A uPVC sealed unit double glazed window allows the morning sunshine through, there's also a wood floor and radiator.

Boot Room 2.68m x 1.37m (8' 10" x 4' 6")

Another bonus room and a very handy one too. Accessed from the hallway, plus an exterior door to side aspect, this is a great room to store all your outdoor gear in the full width sliding door built in cupboards. Perfect for your coats, boots or a handy area to dry off your dog after a great day on the beach. Also acts as an extra utility with space and plumbing for an automatic washing machine, your boiler and solar panel controls also live here.

Lounge 6.06m x 3.35m (19' 11" x 11')

Nearly 20ft long, this light and bright lounge features a large uPVC sealed unit double glazed window to side aspect and views over the church, The Karndeian LVT flooring theme continues here plus there's a radiator and fireplace houses a wood burning stove. Glazed double doors lead you in to your Kitchen and a 2.4m opening leads you to your ...

Garden Room 6.00m x 2.84m (19' 8" x 9' 4")

The current Owners had this extension constructed and it has improved the whole layout and family enjoyment over the years. Four 'Velux' skylights and two large Bi-fold doors allow an abundance of south-west daylight right into this 'Living Dining Experience. Karndeian is laid underfoot, this stunning room is 'Open-Plan' to your ...

Kitchen Breakfast Room 2.97m x 5.77m (9' 9" x 18' 11")

A range of base and wall units are fitted to two walls complete with white high gloss doors and drawers and a contrasting worktop, upstand and breakfast bar over. Integrated appliances include a five burner gas hob with extractor over, eye level oven, fridge freezer and dishwasher, while a polycarbonate one and a half bowl sink and drainer is located under your uPVC sealed unit double glazed window to side aspect. Inset spotlights and the Karndeian flooring finish off the modern contemporary styling to your Kitchen Breakfast Room. An oak door leads you into your ...

Utility Room 7' 8" x 5' 1" (2.34m x 1.55m)

Very similar to the kitchen with identical units to two sides and a uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

Doors lead off to all first floor rooms.

Master Bedroom 3.00m x 4.51m (9' 10" x 14' 10")

Your Ensuite Master is located to the rear of the property and features a uPVC sealed unit double glazed window with rear garden views. A fitted carpet, radiator and bank of built in wardrobes also feature.

Ensuite 1.62m x 1.49m (5' 4" x 4' 11")

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite and has a suite comprising of a tiled corner shower cubicle, low level WC and wash handbasin. Opaque uPVC sealed unit double glazed window and heated towel rail also feature.

Bedroom 2 3.35m x 4.51m (11' x 14' 10")

Also located in the rear half with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Family Bathroom 7' 5" x 6' 4" (2.27m x 1.93m)

This modern and contemporary bathroom has a large 'L' shaped bath with centre taps, plus shower and screen over. A vanity was hand basin, low level WC, tiled walls and opaque uPVC sealed unit double glazed window also features.

Bedroom 3 11' 9" x 9' 5" (3.57m x 2.87m)

Located to the front of the house with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 4 11' 9" x 7' 11" (3.57m x 2.41m)

Also located in the front half with a uPVC sealed unit double glazed window, fitted carpet, storage cupboard and radiator.

OUTSIDE

Front Garden and Driveway

There's ample parking for several vehicles in the driveway with a small shrub bed is also featured. Access is available to both sides of the house.

Rear garden

The southwest facing rear garden is a real picture and very private. Several textures to floor including a lawn, patio areas and sun-decked, perfect for sitting out or even a spot of alfresco dining. Enclosed by fence and very private with plenty of mature trees, shrubs and plants. There are storage areas for compost, wood storage and two storage workshops are also included, both with power and light. There is also a fully set up and functioning Bar complete with power, light and heating ... perfect for entertaining on those long summer nights.

Council Tax

Waveney District Council Band C

SUMMARY

All the modern build qualities, excellently presented, substantially extended, very spacious and located metres from the sea in this beautiful Suffolk coastal village. So many upgrades have been made, the 'Open Plan' Garden Room, Wood burner, Karndeian flooring downstairs, quality carpets upstairs, upgraded Kitchen, Bathrooms, infact there's nothing left to do, simply move in unpack and enjoy quality life here on the east coast.

Also don't forget, there's even solar panels making this property very cost effective to run and enjoy the income of up to £2,500 pa too.

To view simply call the numbers on page one of this brochure..



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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SUBSTANTIALLY EXTENDED AND IMPROVED MODERN DETACHED FAMILY HOME LOCATED IN COASTAL VILLAGE | OVER 1,625 SQ FT OF LUXURIOUS LIVING

We are delighted to be assisting in the sale of this beautifully presented four bedroom house situated in a semi-rural location in the beautiful coastal village of Corton. This wonderful property boasts four double bedrooms, one with ensuite on the first floor, while your ground floor accommodation features a 20ft lounge with log burner, 'Open-Plan' to the Garden Room and Kitchen Breakfast room. To the front an extra Sitting Room / Snug, Boot Room and Cloakroom WC. To the rear, your south-west facing tastefully landscaped rear garden offers a sunny, private space to enjoy offering peace and tranquillity right next door to the village church.

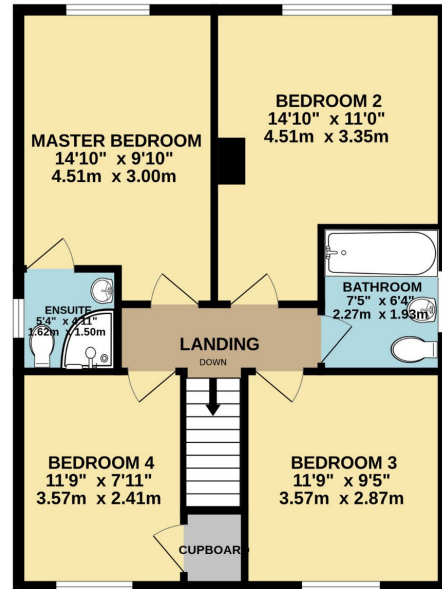
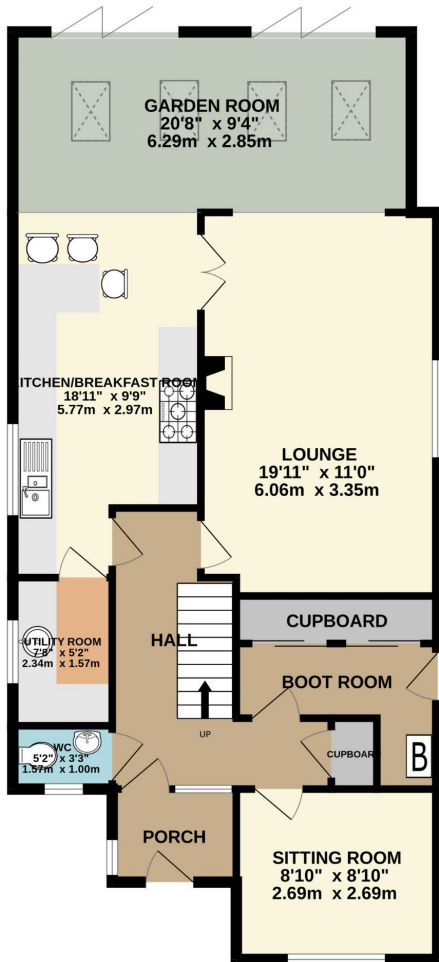
There are also two super workshop storage buildings, a Bar and to the front a large driveway.

EARN up to £2,000 INCOME FROM SOLAR PANELS

LOCATION AND AMENITIES

Corton is a small village set right on the coast just off the A47 on the Norfolk/ Suffolk border between Lowestoft and Great Yarmouth. Many local amenities such as two pubs, small shop, take-away and the beautiful Suffolk countryside is right on your doorstep and direct village access to the beach and stunning coastline. A good public transport network is also available.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



17 THE STREET, CORTON

TOTAL FLOOR AREA: 1625 sq.ft. (150.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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