

£475,000



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9 The Woodlands Corton, NR32 5EZ

- EXECUTIVE STYLE DETACHED RESIDENCE
- SET IN WONDERFUL GARDENS
- MASTER ENSUITE
- CONSERVATORY TO REAR
- OVER 1,700 SQ FT of LIVING
- SOUGHT AFTER COASTAL NEIGHBOURHOOD
- FOUR BEDROOMS
- CLOAKROOM WC
- DOUBLE GARAGE WITH REMOTE DOORS
- EXCLUSIVE VILLAGE CUL-DE-SAC

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter through the modern part-glazed front door into the Hallway of your new home. The door is flanked by uPVC sealed unit double glazed floor-to-ceiling panels allowing an abundance of morning sunshine in. Your carpeted staircase leads up to all first-floor rooms and super storage solutions are integrated under the staircase. Parquet flooring is laid underfoot and doors lead off to your Living Room, Dining Room, Kitchen and ...

Cloakroom WC 2.07m x 1.50m (6' 9" x 4' 11")

Essential for the family is the downstairs loo! This one features a low level WC, vanity wash hand basin, radiator and fitted carpet. A uPVC sealed unit double glazed window allows extra daylight in.

Living Room 5.89m x 4.30m (19' 4" x 14' 1")

A beautifully light and bright Reception due to three uPVC sealed unit double glazed windows, two to front and one to side aspect. A sumptuous fitted carpet is laid underfoot, there's a large double banked radiator and chimney breast housing your log burning stove. An opening leads to ...

Dining Room 5.51m x 2.75m (18' 1" x 9')

'Open-Plan' to the Living Room and adjacent to your Kitchen, your Dining Room provides ample space for a family large dining suite, there's a radiator, fitted carpet and windows allow views through your Conservatory into your rear Garden.

Conservatory 5.70m x 3.00m (18' 8" x 9' 10")

Enjoy panoramic views over your private rear Garden in your beautiful 18ft Garden Room. uPVC sealed unit double glazing allows these views, there's a radiator for all year round use, French doors lead outside and a ceramic tiled floor underfoot.

Kitchen 1.15m x 2.85m (23' 5" x 9' 4") narrowing to 2.20m

Over 23ft long, your Kitchen features a range of base and wall units fitted to all four walls complete with traditional oak 'cathedral' style doors and drawers with a roll edge worktop over. Integrated appliances include gas hob with extractor over and oven below, dishwasher, fridge and freezer. Your polycarbonate sink and drainer is located under one of the two uPVC sealed unit double glazed windows offering wonderful views over your Garden.

Ample space is provided for your automatic washing machine and your back door leads outside, there's a radiator and ceramic tiled floor.

FIRST FLOOR

Landing

Your 'Gallery' style Landing features doors leading off to all Bedrooms and Bathroom, there's a fitted carpet, loft access and another door to your Airing Cupboard.

Master Bedroom 4.28m x 4.64m (14' 1" x 15' 3") max

Your Master is located at the rear part of the house and features a uPVC sealed unit double glazed window to rear Garden aspect, large built in wardrobe, fitted carpet and radiator. A door leads you into your ...

Ensuite 2.78m x 2.00m (9' 1" x 6' 7")

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. Complete with a modern contemporary four-piece suite comprising of a corner shower cubicle, low level WC, vanity wash hand basin and full size panel bath. There's also an opaque uPVC sealed unit double glazed window, vinyl flooring and chrome heated towel rail radiator.

Bedroom 2 4.28m x 3.50m (14' 1" x 11' 6")

Located at the front part of the property with gorgeous views over the Woodlands through the two uPVC sealed unit double glazed windows. There's also a fitted carpet, built in wardrobe and radiator.

Bedroom 3 4.06m x 2.40m (13' 4" x 7' 10")

Bedroom 3 is also located to the front of the property also with two uPVC sealed unit double glazed windows, fitted carpet and radiator.

Bathroom 2.46m x 2.08m (8' 1" x 6' 10")

A suite comprising of a 'P' shaped panel bath with shower and screen over, pedestal sink and low level WC. Your walls are tiled, there's an opaque uPVC sealed unit double glazed window, radiator and vinyl flooring also featured.

Bedroom 4 2.94m x 2.80m (9' 8" x 9' 2")

The smallest of the four is still a good size and includes a uPVC sealed unit double glazed window, fitted carpet and radiator.

OUTSIDE

Front Garden and Driveway

Plenty of curb appeal here with a brickweave Driveway winding across the front of the house and leading down to your Garage. Your Garden is mainly laid to lawn with mature trees, shrubs and plants.

Rear Garden

Beautifully private and not overlooked, your rear Garden is enclosed by tall hedges and is mainly laid to lawn with a large patio, perfect for sitting out, a barbecue or even a spot of alfresco dining. A gardeners paradise and a safe haven for children to play.

Double Garage 18' 1" x 17' 2" (5.52m x 5.22m)

Your Double Garage features two remote electric roller doors, plenty of storage, power and light.

SUMMARY

This is a substantial family home, ready to put your own stamp on. It is also situated on one of the most sought-after neighbourhoods in North Lowestoft.

To view, 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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AN EXECUTIVE DETACHED RESIDENCE IN SOUGHT AFTER LOCATION

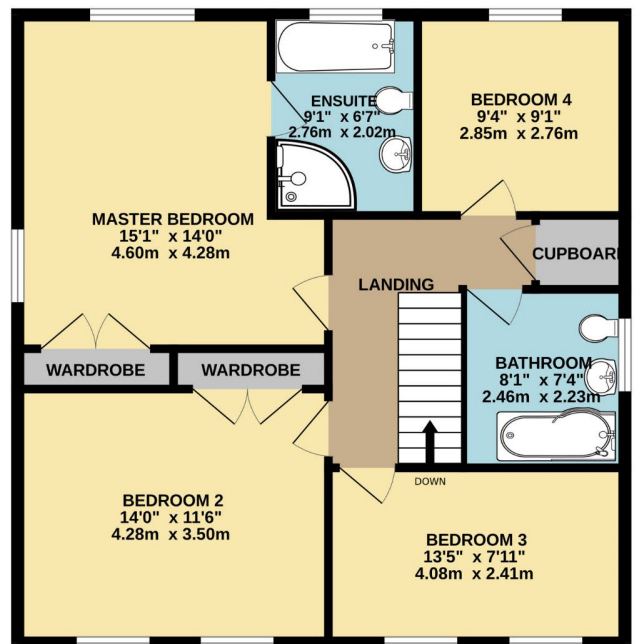
We are delighted to offer For Sale this excellently presented 4 Bedroom family home located in one of the most exclusive Cul-de-Sacs on the Suffolk coast. Sat on an ample plot, your accommodation comprises of a grand Entrance Hall with parquet flooring, Cloakroom WC, good size Living Room 'Open-Plan' to your Dining Room, Conservatory and Kitchen on the ground floor, while upstairs, four good size Bedrooms, one with Ensuite and Family Bathroom. Your well-manicured Gardens are a real picture, there's plenty of parking and Double Garage. All this with ethe creature comforts of double glazing and gas central heating

OVER 1,700 sq ft of LIVING | NO ONWARD CHAIN

LOCATION AND AMENITIES

The Woodlands is a sought after residential Neighbourhood of executive style properties located off Old Lane in the village of Corton just north of Lowestoft. 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 restaurants, Tesco and Aldi superstores are available locally, plus beautiful Suffolk countryside are right on your doorstep and offers 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



9 THE WOODLANDS, CORTON

TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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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