

£699,950
Offers In Excess Of



Corton Long Lane

Corton, NR32 5HB

- Sought-after CORTON location
- Original farm house
- Annexe with separate entrance
- Open plan reception spaces
- Parking for multiple vehicles
- Installed security alarm & CCTV
- Triple garage
- Generous South facing rear garden
- 5 bedroom detached family home
- Modern kitchens & bathrooms

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Location

Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.

Entrance hall

The front door opens into the entrance hall which consists of parquet flooring, x2 obscure windows to the front & rear aspect, column radiator, decorative ceiling rose & doors open into the cloakroom, lounge/ diner and a storage cupboard.

Cloakroom

6'2" x 3'8"

Tiled flooring, tiled walls, timber frame double glazed obscure window to the side aspect, down lights, column radiator, toilet, pedestal wash basin with mixer tap and an extractor fan.

Main living space

24'10" max x 18'0" max

The main living space is open plan with space for dining, living space and leads through to a further reception space.

Lounge/diner

Original parquet flooring, x2 timber frame double glazed windows to the rear aspect, UPVC double glazed obscure leaded light window to the side aspect & timber double glazed leaded light window to the front aspect, X2 column radiators, down lights, custom window seat, exposed timber beams, dual fuel wood burner with exposed brick surround, a tile hearth and a flush beam mantle. Stairs lead up to the first floor landing.

Reception Room

Tiled flooring, timber frame double glazed window to the rear aspect, column radiator, down lights & UPVC double glazed sliding doors open into the garden.

Office/ Bedroom 5

9'1" x 7'11"

Original parquet flooring, down lights, timber frame double glazed leaded light window to the front aspect, column radiator, door opening into a storage cupboard and timber frame double glazed French doors open into the garden.

Kitchen

15'0" x 9'10"

Parquet flooring, timber frame double glazed window to the rear aspect, timber frame double glazed leaded light window to the front aspect, down lights, vertical column radiator, units above and below granite worktops, inset 1.5 ceramic sink & drainer with mixer tap, spaces for fridge-freezer, dishwasher, Belling electric farm house range cooker with gas hob, glass splash back and a double width extractor hood. Doors open into a storage cupboard and the annexe utility room.

Stairs leading to the first floor landing

Carpet flooring, timber frame double glazed leaded light window to the front aspect, down lights, loft access, doors open to bedrooms 1, 2 & 3, storage cupboard and family bathroom.





Bedroom 1

18'4" max x 13'7" max

Carpet flooring, timber frame double glazed leaded light window to the front aspect, timber frame double glazed window to the rear aspect, feature beams, column radiator, down lights, doors opening to x3 storage cupboards and door opening into the en-suite.

En-suite

9'0" x 6'9"

Tile flooring & tiled walls, timber frame double glazed obscure window to the front aspect, down lights, column heated towel rail, extractor fan, suite consists of toilet, pedestal wash basin with mixer tap set, walk in power shower over rectangular tray, partially enclosed by a glass screen.

Bedroom 2

11'2" x 11'8"

Carpet flooring, timber frame double glazed window to the rear aspect, column radiator, down lights and doors opening into a built in wardrobe.

Bedroom 3

10'9" x 8'11"

Carpet flooring, timber frame double glazed window to the rear aspect, column radiator, down lights and doors open into a built in wardrobe.

Bathroom

8'5" x 8'10"

Tile flooring, tiled walls, feature beams, timber frame double glazed obscure window to the side aspect, down lights, extractor fan, column heated towel rail, suite consists of toilet, roll top bath with mixer shower, pedestal wash basin with mixer tap and a power shower set within a glass cubicle enclosure.



Outside

Iron gates open to a sweeping driveway at the front, providing parking for multiple vehicles, laid lawn, mature shrubs border the premises and gated access to the rear garden is provided.

The rear features a landscaped South-facing mature garden with a brick weave patio, ideal for outdoor dining. An expansive laid lawn surrounded by mature plants and trees provides relaxation space. Gated side access leads to the rear with storage space behind the triple garage.

Double garage 18'9" x 18'1" A double sized garage offering space for parking or storage with light & power and remote control electric roller doors.

Single garage 18'1" x 8'3" Space for another car if desired, base units & a wall mounted storage unit, light, power and a remote control electric roller door.







Annexe Utility Room

9'10" x 7'4"

Access to the utility room is via a separate leaded light entrance door at the front or a lockable kitchen door from the main house. The utility room consists of, tile flooring, timber frame double glazed leaded light window to the front aspect, loft access, cupboard housing the gas boiler, cupboard housing the fuse board, down lights, vertical column radiator, units above and below granite work surfaces, spaces for a washing machine and tumble dryer. A leaded light door opens to the rear aspect and a door opens into the annexe kitchen.

Annexe Kitchen

9'10" x 5'11"

Tile flooring, timber double glazed leaded light window to the front aspect, timber frame double glazed window to the rear aspect, down lights, vertical column radiator, units above and below granite work surfaces, inset stainless steel sink & drainer with mixer tap, built in extractor fan, electric oven and space for a fridge. A door opens into the annexe sitting room.



Annexe Sitting Room

16'4" x 15'2"

Parquet flooring, x2 UPVC double glazed leaded light windows to the front aspect, x2 UPVC double glazed sliding doors open into the annexe garden, column radiator, down lights and a door opening into annexe bedroom/bedroom 4.

Annexe Bedroom / Bedroom 4

16'7" x 7'4"

Parquet flooring, UPVC double glazed window to the front aspect, column radiator, down lights and a door opening into the annexe en-suite.

Annexe Ensuite

7'6" x 6'6"

Tile flooring, tiled walls, double glazed obscure window to the side aspect, down lights, extractor fan, suite comprises of toilet, pedestal wash basin with mixer tap, power shower set within a cubicle enclosure and a column heated towel rail.



Annexe Outside

To the front of the property there are 2 separate entrances for the main house and the annexe, allowing for self-contained living.

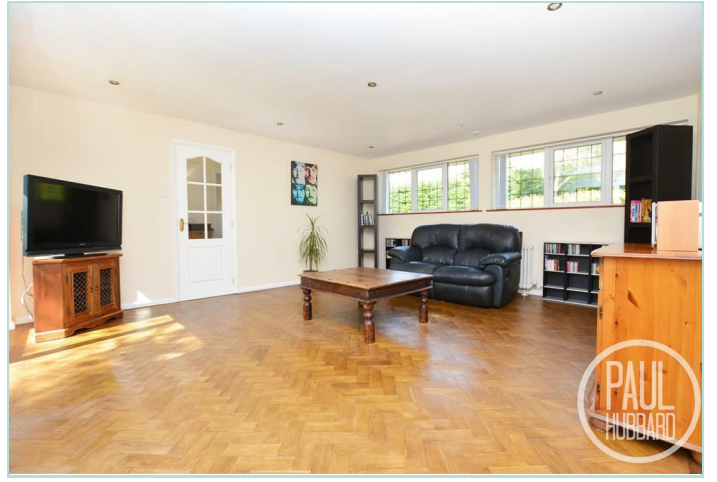
To the rear, the annexe enjoys its own patio area and outdoor space creating a semi private feel that blends with the main garden.

Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
 Council Tax Band: F
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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