

£315,000
Offers In Excess Of



The Street

Suffolk, NR32 5HW

- Chain Free
- 4/5 bedrooms
- West facing rear garden
- Off road parking for multiple vehicles
- Ground floor shower & first floor bathroom
- Spacious sitting room & kitchen/ diner
- Period features
- Double glazing throughout & gas central heating
- Fibre connection
- Set in sought after Corton

**PAUL
HUBBARD**



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.

Porch

1.93 x 1.13

Fitted carpet, UPVC entrance door to the side aspect, UPVC double glazed obscure window of the front aspect, wall mounted boiler and a door opening into the entrance hall.

Entrance hall

Laminate flooring, radiator, under stair storage cupboard, doors opening to the study & sitting room and an opening leading through to the utility room.

Study/ bedroom 4

2.53 x 2.75

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Sitting room

5.84 into bay x 4.50 max

Laminate flooring, UPVC double glazed bay window & double glazed window to the front aspect, feature wood burner and x3 radiators.

Utility room

4.18 max x 3.02 max

Laminate flooring, radiator, units above, laminate work surfaces, tile splash backs, space for appliances, doors open to the shower room & to the rear garden and an opening leads through to the kitchen/diner.

Shower room

1.32 x 1.50

Vinyl flooring, UPVC double glazed window to side aspect, heated towel rail, extractor fan, toilet, wash basin set into a vanity unit and a mains-fed shower set into a cubicle enclosure.

Kitchen/ diner

5.57 x 3.18

Tile flooring, x2 UPVC double glazed windows to the side aspect, radiator, French doors opening to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, space for a double Rangemaster style oven, built in extractor hood, down lights and ample space for a table & chairs if desired.

Stairs leading to the first floor landing

Fitted carpet, under stairs storage cupboard, radiator, doors opening to bedrooms 1 - 3 & the bathroom and stairs lead up to the second floor landing.

Bedroom 1

4.14 into bay x 4.50

Fitted carpet, UPVC double glazed bay window to the front aspect and double glazed window to the side aspect, radiator and a fireplace surround (currently boarded).



Bedroom 2

3.95 x 2.78

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.46 x 3.00

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace and a radiator.

Bathroom

2.79 x 1.58

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, part tiled walls, suite comprises a toilet, pedestal wash basin with mixer tap, panelled bath with a mixer tap and an electric shower above.

Stairs leading to the second floor landing

Fitted carpet and a door opening to bedroom 4.

Bedroom 4

3.90 max x 2.32 max

Fitted carpet, timber frame Velux window, radiator & a door opening to eaves storage.

Outside

The front garden boasts a spacious shingle driveway for multiple vehicles, bordered by picket and panel fencing. Decorative plants and shrubs add charm. A side gate leads to the rear garden, and a door opens to the porch entrance.

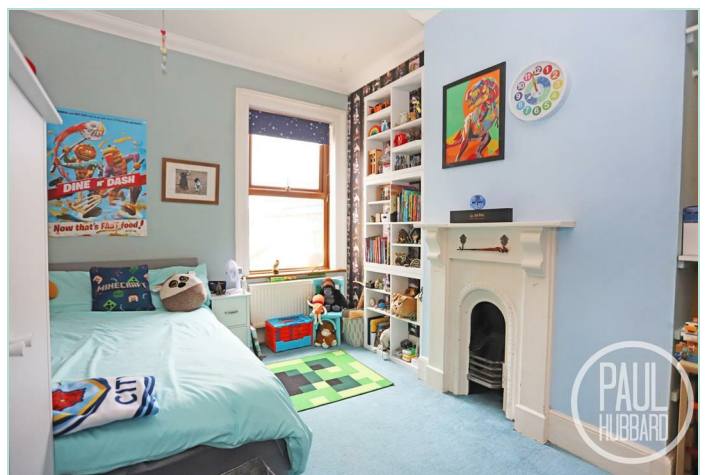
The west-facing rear garden features a patio with a timber storage shed, a laid lawn, and a timber panel fence. Highlights include a brick-built BBQ area, shingle sections, and borders with plants, shrubs, and mature trees.

Financial services

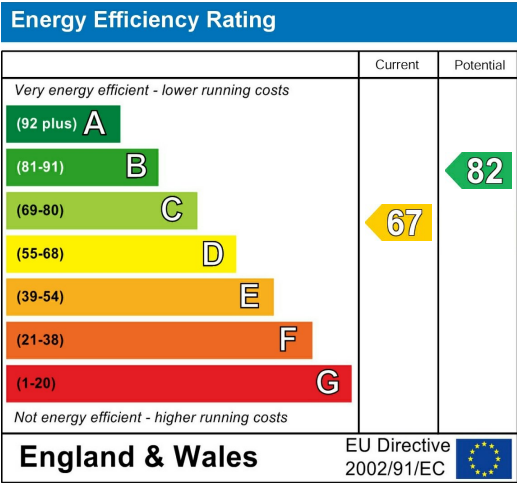
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Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council



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