

£475,000  
Asking Price



## Corton Road

Lowestoft, NR32 4PJ

- Double bay-fronted 1930's detached family home
- 4 separate bedrooms
- Off road parking & garage with mechanics pit
- West facing rear garden with a large corner plot

- Character & charm throughout
- Spacious lounge/diner & separate sitting room
- Ground floor shower room & cloakroom
- First floor bathroom & WC
- Sought after location in North Lowestoft
- Surrounded by gorgeous local walking routes

**PAUL  
HUBBARD**



### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



### Entrance hall

Main entrance door & windows to the front aspect, fitted carpet, fitted cupboard (housing the consumer unit), stairs leading to the first floor landing and doors opening to the lounge/diner, sitting room & the kitchen/ breakfast room.

### Lounge/diner

7.95 max x 4.53 max

Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators, period fireplace, feature wood panelling & fitted benches and UPVC double glazed window & door to the rear aspect.



### Sitting room/ Bedroom 5

3.48 into bay x 3.46

This versatile space is currently used as an additional reception room but could easily serve as a ground-floor bedroom if required. It features a UPVC double glazed window to the front aspect and a radiator.

### Kitchen/ breakfast room

4.66 x 3.01

Laminate flooring, UPVC double glazed window to the side aspect, radiator, units above & below, laminate work surfaces, a breakfast bar island, inset composite 1.5 sink & drainer with mixer tap, built-in double oven, gas hob & extractor hood, integrated dishwasher, fridge & freezer and doors open into the pantry & garden room.



### Pantry

UPVC double glazed window to the side aspect, gas meter and built-in shelves.

### Garden room

3.86 max x 2.74 max

Laminate flooring, UPVC double glazed window to the rear aspect and doors opening to the cloakroom, utility room & out to the rear garden.



### Cloakroom

1.12 x 1.08

Laminate flooring, UPVC double glazed window to the side aspect, corner toilet, wall-mounted wash basin with a tile splash back and hot & cold taps.

### Utility room

2.50 x 1.18

Tile flooring, UPVC double glazed window to the rear aspect, gas boiler, laminate work surfaces, space for a washing machine & tumble dryer and a door opens to the shower room.

### Shower room

2.32 x 0.77

Tile flooring, down lights, extractor fan, tile splash backs and a mains fed shower with a hand-held attachment.

### Stairs leading to the first floor landing

Fitted carpet, timber frame stained glass window to the side aspect, radiator, loft access and doors open to bedrooms 1-4, the bathroom, WC & airing cupboard.

### Bedroom 1

4.60 max x 4.01 max

Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators and fitted wardrobes.

### Bedroom 2

4.49 x 3.03

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

### Bedroom 3

3.57 into bay x 3.04

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

### Bedroom 4

3.06 x 2.58

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

### Bathroom

2.10 x 1.55

Exposed timber floorboards, UPVC double glazed window to the rear aspect, radiator, down lights, suite comprises a pedestal wash basin with hot & cold taps, a panelled bath with a mixer tap & a hand held shower attachment and tile splash backs.

### WC

2.09 x 0.83

Exposed timber floorboards, UPVC double glazed obscure window to the side aspect and a toilet.







### Airing cupboard

2.10 max x 1.55 max

A good sized space perfect for storage, houses the water cylinder and fitted shelving.

### Outside

A charming brick weave pathway, bordered by plants and shrubs, leads to the welcoming main entrance with a storm porch, featuring original tiles. The front garden is enclosed by a picket fence and to the side, double gates provide access to off-road parking. Double doors open to the garage & gated access to the rear garden is available.

The spacious west-facing rear garden is primarily laid to lawn and bordered by mature plants and shrubs, creating a serene outdoor space. A patio area offers the perfect spot for outdoor dining, accompanied by a summer house and decorative shingle areas. A door opens to the garage providing both pedestrian and vehicular access.

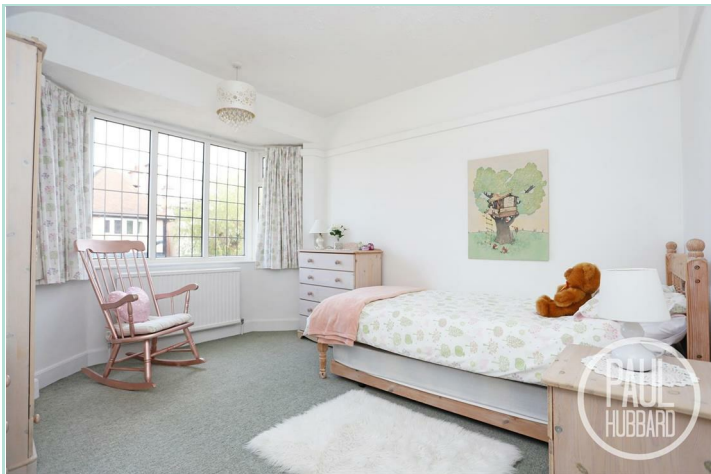
### Garage

5.73 x 3.06

The garage features a mechanics pit, power, lighting and two timber-framed obscure windows to the side.

### 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: D  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST FLOOR



33, CORTON ROAD LOWESTOFT, NR32 4PJ

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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