

**Aldreds**  
Estate Agents



43 The Street

Corton, Lowestoft, NR32 5HW

Asking Price £330,000



## 43 The Street

Corton, Lowestoft, NR32 5HW

Aldreds are delighted to offer this large three-bedroom semi-detached period property, originally built in the late 1800s and full of character, providing spacious accommodation ideal for family living. This outstanding home is presented in good order throughout and offers accommodation arranged over three floors. The ground floor comprises an entrance porch, a wide entrance hall, lounge, dining room, kitchen, breakfast room, separate utility room, and a ground floor W.C. On the first floor there is a wide galleried landing, two double bedrooms, and a spacious family bathroom. The second floor features a further double bedroom with an en-suite shower room. To the front of the property there is a double-width driveway and timber-built garage, providing ample off-road parking. To the rear is a beautifully presented lawned garden with designated seating areas and a vegetable planting area. The property is conveniently located within walking distance of Corton Beach and the nearby Corton Woods Local Nature Reserve. Further benefits include gas-fired central heating and sealed unit double-glazed windows designed to complement the period style. Along with bird proofed fully owned solar panels generating a yearly cash return and discount in the electricity bill. Period properties in this highly desirable location rarely come onto the market, and early viewing is strongly recommended.

### Entrance Porch

Ceramic tiled flooring, Upvc entrance door.

### Wide Entrance Hall

Fitted carpet, flat plastered ceiling, galleried staircase off to the first floor, power points, radiator, under stair recess.

### Lounge

12'4" x 11'8" (3.76 x 3.58)

Fitted carpet, flat plastered ceiling, picture rails, beautiful timber fireplace with tiled inset and living flame fire, T.V point, power points, radiator, georgian style sealed unit double glazed windows.

### Dining Room

15'8" x 10'8" (4.78 x 3.27)

Fitted carpet, flat plastered ceiling, picture rail, beautiful timber fireplace with cast iron fire, tiled inset, living flame gas fire, radiator, power points, double patio doors leading out to the rear garden, 2 x full length storage cupboards.

### Kitchen

11'3" x 7'8" (3.45 x 2.36)

Vinyl flooring, range of quality fitted in keeping kitchen units with extended work surfaces, double stainless steel sink with single drainer, tiled splash backs, power points, built in eye level double electric oven, five burner gas hob, extraction cooker hood, recess for white goods including plumbing for a dishwasher, wall mounted energy efficient gas boiler, georgian style sealed unit double glazed window, flat plastered ceiling with inset spot lighting.

### Breakfast Room

8'2" x 7'11" (2.5 x 2.42)

Vinyl flooring, radiator, power points, ample space for dining table and chairs, sliding patio doors leading out to the rear garden.

### Inner Hallway

Vinyl flooring.

### Ground Floor W.C

Vinyl flooring, cloakroom suite comprising of a low level W.C, wall mounted sink, half tiled walls, extractor fan.

### Utility Room

8'2" x 8'7" (2.5 x 2.64)

Tiled effect vinyl flooring, range of fitted wall and base units, extended work surfaces, stainless steel sink with single drainer, recess for white goods including full length fridge/freezer, tumble dryer and washing machine, power points, radiator, sealed unit double glazed window, Upvc door leading out to the rear garden.

### First Floor

Wide galleried landing, georgian style sealed unit double glazed window, radiator, galleried staircase, power points.

### Bedroom 1

12'4" x 12'4" (3.78 x 3.78)

Fitted carpet, flat plastered and coved ceiling, power points, radiator, georgian style sealed unit double glazed window.





#### Bedroom 2

11'7" x 11'1" (3.55 x 3.38)

Fitted carpet, coved ceiling, radiator, T.V point, power points, georgian style sealed unit double glazed window.

#### Family Bathroom

7'8" x 9'11" (2.35 x 3.04)

Fitted bathroom flooring, bath and shower suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level W.C., half tiled walls, radiator, towel rail, full length airing cupboard.

#### Second Floor

Landing with a fitted carpet, galleried staircase, velux style window.

#### Bedroom 3/ Master Bedroom

15'1" x 15'9"(max) (4.61 x 4.81(max))

Fitted carpet, inset spotlighting, georgian style sealed unit double glazed window providing distant sea views, radiator, power points, beautiful feature brick fireplace, T.V point, range of fitted cupboards and wardrobes.

#### En-Suite Shower Room

Fitted bathroom flooring, shower suite comprising of a fully tiled over sized shower cubicle, low level W.C., radiator with towel rail, vanity sink unit, velux style window, extractor fan.

#### Outside To The Front

There is a beautifully presented garden enclosed by low level brick walls. Further to the side there is a double width driveway providing ample off road parking which leads to a timber built garage with double doors and side gate leading to the rear garden.

#### Outside To The Rear

There is a beautifully presented lawned garden with brick weave footpaths and patio seating area. There is a designated vegetable garden, greenhouse, range of specimen flower and shrub borders which are all enclosed by high brick walls and fencing with side gate leading to front driveway.

#### Services And Tenure

Freehold

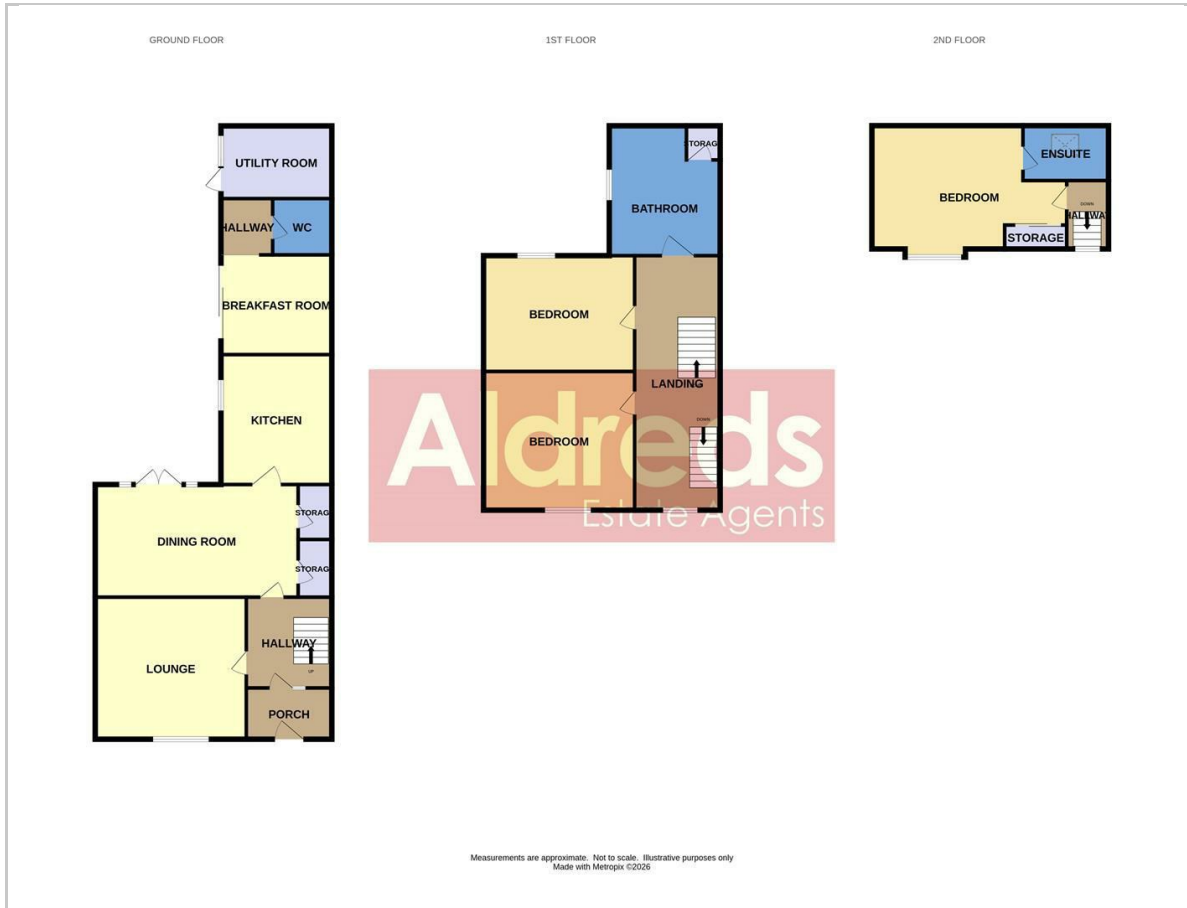
Mains Gas Electric Water And Drains

Council Tax Band - C

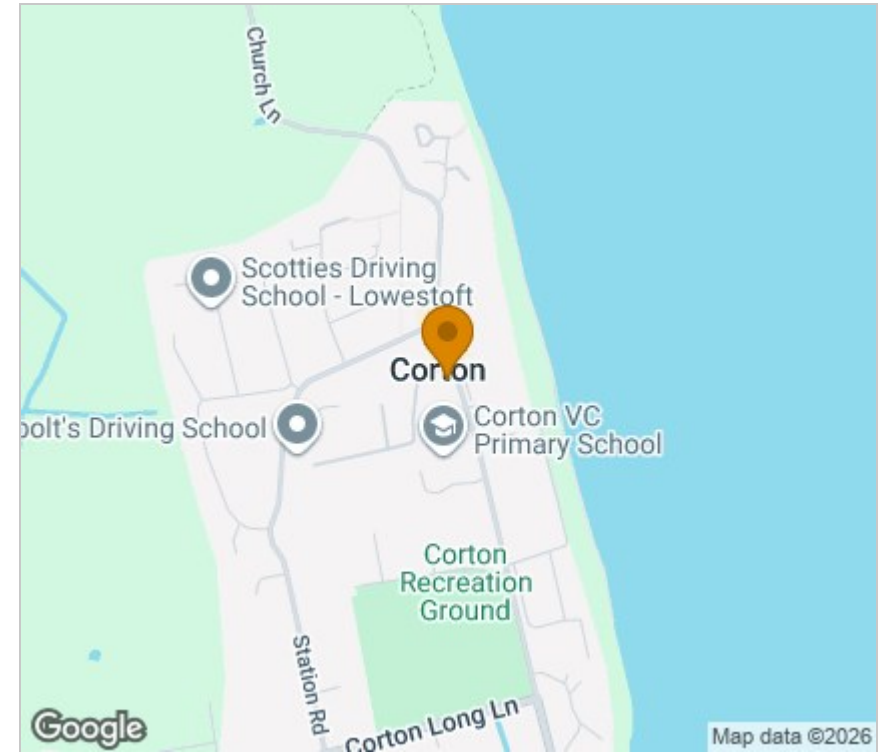
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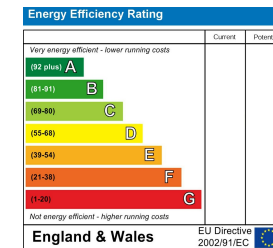
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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