

**Aldreds**  
Estate Agents



71 Station Road  
Corton, Lowestoft, NR32 5HQ  
Asking Price £300,000



## 71 Station Road

Corton, Lowestoft, NR32 5HQ

Aldreds are delighted to offer this beautiful extended three bedroom semi detached family home, ideally situated in the highly sought after village of Corton. The property enjoys a prime location within easy walking distance of Corton beach and nearby woodland nature reserve. This well maintained home offers spacious and versatile accommodation including an entrance porch leading into a wide hallway featuring an attractive galleried staircase, a shower room, a comfortable lounge, and a dining room that opens into a conservatory. There is also a generous open plan kitchen/diner. Upstairs, a central galleried landing provides access to three well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a generous frontage with ample off road parking. To the rear, there is a substantial enclosed garden, mainly laid to lawn and complemented by a variety of mature flowers and shrubs. Additional features include gas central heating via a modern, energy efficient boiler, along with uPVC sealed unit double glazing. The home also retains some original character, including the original entrance door and several internal doors, many of which feature traditional Bakelite handles. Properties of this style and quality in such a desirable location rarely become available, and early viewing is highly recommended.

### Entrance Porch

Double uPVC entrance doors, vinyl flooring, original entrance door leading to:-

### Wide Entrance Hall

Galleried staircase leading to first floor, radiator, telephone point, understairs storage.

### Shower Room

Ceramic tiled flooring, a modern shower suite comprising of a fully tiled oversized corner shower cubicle enclosed by curved glass screen doors, low level WC, pedestal sink, full length heated towel rail, uPVC window, tiled splashbacks, extractor fan.

### Lounge

11'10" x 11'2" (3.63 x 3.41)

Fitted carpet, large aspect uPVC window, coved ceiling, radiator, power points, wall mounted fire, double doors leading into:-

### Dining Room

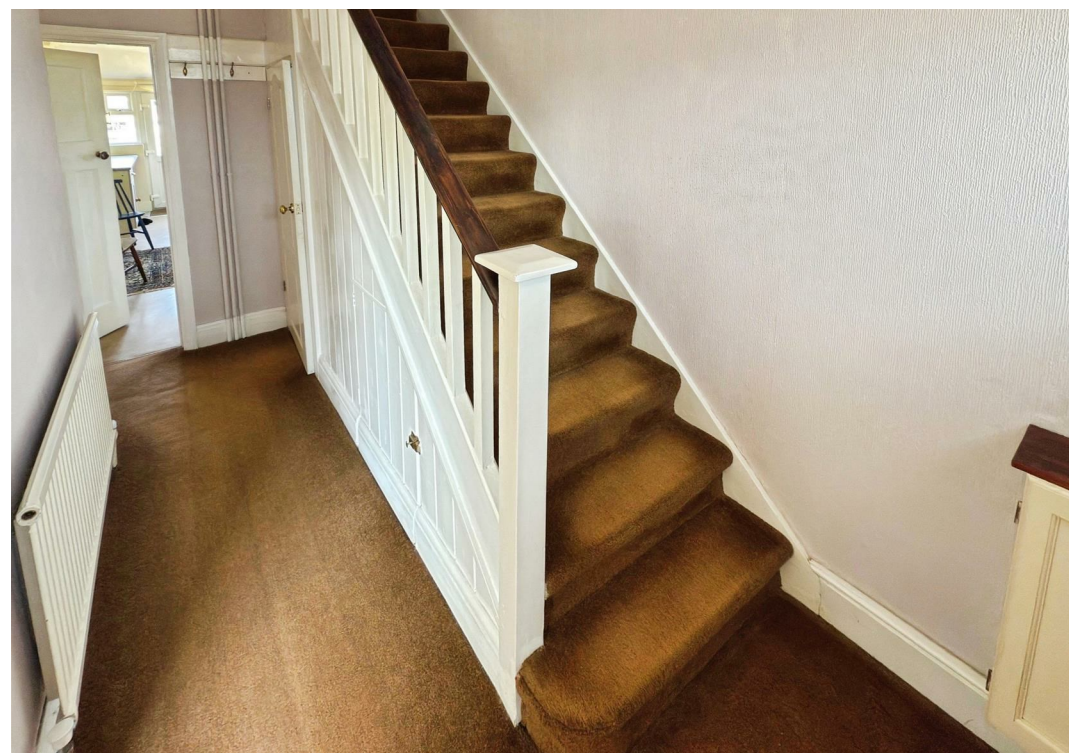
12'11" x 10'0" (3.96 x 3.05)

Fitted carpet, coved ceiling, feature fireplace, radiator, power points, tv point, double uPVC doors leading into:-

### Conservatory

9'2" x 8'8" (2.8 x 2.65)

Fitted carpet, pitched polycarbonate roof, large aspect uPVC windows, power points, double uPVC doors leading out to the rear garden.





### 'L' Shaped Kitchen/Diner

16'7" x 14'3" (max) (5.08 x 4.36 (max))

Vinyl flooring, a full range of modern fitted kitchen units with extended work surfaces, double stainless steel sink with single drainer, tiled splashbacks, triple aspect uPVC windows, uPVC door leading out to the rear garden, a further Butler style ceramic sink with solid timber work surface, recess and plumbing for automatic washing machine, roll top breakfast bar, recess for white goods including a full length fridge/freezer, stainless steel extraction cooker hood, double electric oven with electric ceramic hob, ample space for family sized dining table and chairs.

### Central Galleried Landing

Fitted carpet, loft access leading to insulated loft space, power points, uPVC window.

### Bedroom 1

11'1" x 11'4" (3.4 x 3.46)

Fitted carpet, uPVC window, radiator, power points, two double fitted wardrobes with sliding doors, overhead storage cupboards.

### Bedroom 2

11'10" x 9'3" (3.62 x 2.84)

Fitted carpet, uPVC window, radiator, power points, full length fitted cupboard which houses the modern Worcester energy efficient boiler.

### 'L' Shaped Bedroom 3

14'11" x 14'6" (max) (4.56 x 4.43 (max))

Triple aspect uPVC windows, two radiators, power points, flat plastered ceiling.

### Outside

Outside to the front there is a stoned driveway providing ample off road parking for a variety of cars or leisure vehicles, all enclosed by high hedges. Outside to the rear is a beautifully presented substantially sized lawned garden with patio seating area, a full range of specimen flower and shrub borders, timber and felt garden shed, further to the rear is a garage and double gates providing extra off road parking if required, all enclosed by high timber fencing with a very private side and rear aspect.

### Tenure And Services

Freehold

Mains Gas Electric Drains And Water

Council Tax Band - B

Ref: L2597/04/26



## Floor Plan



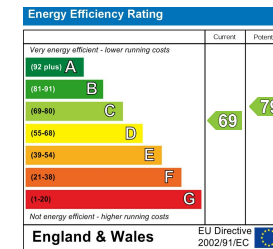
## Area Map



## 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.

## Energy Efficiency Graph



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