



4 Mills Drive

Corton, Lowestoft, NR32 5JB

Offers In Excess Of £250,000



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Aldreds are delighted to offer this very well presented three bedroom detached bungalow situated in this very desirable Corton village location having the benefits of overlooking open fields. The spacious internal accommodation is larger than average including a wide inner entrance hall, spacious lounge, a purpose built orangery which is fully heated and can be used all year round as a second reception room, modern fitted kitchen, spacious family bathroom with jacuzzi bath and three double bedrooms. Outside to the front there is a long driveway providing ample off road parking and a brick built garage. To the rear there is a very private lawned garden. Benefits also include gas fired central heating and uPVC sealed unit double glazed windows. Within walking distance is the Corton Woodland & Nature Reserve along with a footpath leading to Corton beach. Viewing is strongly recommended to appreciate this property's location and outstanding living accommodation which would be ideal for a retirement property or a family home. No Onward Chain.

### Lounge

11'9" x 13'11" (3.6 x 4.25)

Laminate flooring, large aspect uPVC window overlooking open fields, radiator, power points, tv point, modern wall mounted flush living flame electric fire.

### Kitchen

12'0" x 10'4" (3.67 x 3.16)

Laminate flooring, flat plastered and coved ceiling, inset spotlighting, uPVC window, a range of white fitted kitchen units with extended timber work surfaces, double Butler style sink, eye level electric oven, four burner gas hob, enclosed extraction cooker hood, tiled splashbacks, radiator, recess for white goods, full length walk in cupboard housing the modern energy efficient combination gas boiler.

### Wide Inner Hallway

Laminate flooring, coved ceiling, radiator, full length cupboard housing the electricity meter, sliding uPVC patio doors leading to the orangery, internal door leading to rear bedrooms.

### Orangery

12'6" x 14'11" (3.82 x 4.57)

Fully heated with a radiator, designed to be an all year round reception room, laminate flooring, large aspect uPVC windows overlooking open fields, sliding patio doors leading out to the side pathway, power points, pitched polycarbonate roof, radiator.

### Bedroom 1

12'4" x 12'2" (3.78 x 3.72)

Fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point.





### Bedroom 2

12'7" x 10'6" (3.84 x 3.22)

Fitted carpet, double aspect uPVC windows, radiator, power points.

### Bedroom 3

9'3" x 13'11" (2.82 x 4.25)

Fitted carpet, coved ceiling, spotlighting, radiator, power points, double uPVC patio doors leading out to the rear garden.

### Family Bathroom

Ceramic tiled flooring, bathroom suite comprising of an oversized jacuzzi corner bath with shower over, low level WC, wall mounted sink, fully tiled walls, full length heated towel rail, flat plastered and coved ceiling, inset spotlighting, uPVC window.

### Outside

To the front there is a large frontage which is laid to lawn with a range of flower and shrub borders, brickweave patio footpath, a long driveway providing ample off road parking for a variety of vehicles leading to a brick built garage with up and over door, power points and lighting. Outside to the rear there is a fully enclosed lawned garden with very private rear and side aspects, pathways to either side of the property leading back out to the front garden and driveway.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

East Suffolk. Band 'C'

Ref: L2502/11/25



## Floor Plan



## 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

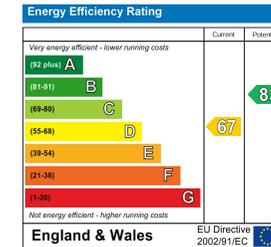
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## Area Map



## Energy Efficiency Graph



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