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**£200,000**



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## 87 Station Road, Corton Lowestoft, NR32 5JH

- VILLAGE LOCATION
- THREE BED SEMI
- LARGE LOUNGE DINER
- DOUBLE GLAZED THROUGHOUT
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- LARGE DRIVEWAY
- SOUGHT AFTER NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### HALL

Enter through the modern part-glazed front door from the 'Storm Porch' directly into your spacious Hallway. Light and bright, there's a wood floor underfoot, a radiator and plenty of storage is available with a large walk-in cupboard and smaller understair cupboard taking care of your coats, shoes, vacuum etc. Your carpeted staircase leads you up to all first-floor rooms and doors lead off to your Kitchen, Lounge and ...

### CLOAKROOM WC 0.74m x 1.41m (5' 9" x 4' 8")

Essential for the family is the downstairs loo!. Modern and contemporary, your Cloakroom WC features a suite comprising of a low-level WC and vanity wash hand basin. There's an opaque uPVC sealed unit double glazed window, tiled floor and radiator.

### LOUNGE DINER 6.78m x 3.50m (22' 3" x 11' 6")

Over 22ft long, your Lounge features two uPVC sealed unit double glazed windows, one overlooking your front Garden, the other to the rear. Two radiators keep this large room toasty warm and wood laminate is laid underfoot.

To the front part of this room, there's a modern fireplace and the rear part is ideal for your family dining suite where a door is ideally located to lead you to your ...

### KITCHEN 3.40m x 2.35m (11' 2" x 7' 9")

A range of base and wall units are fitted to all four walls here, compete with white doors and drawers and a black roll edge worktop and tiled splashback over. Your stainless-steel sink and drainer is located under your uPVC sealed unit double glazed window allowing super views whilst washing up. Integrated appliances include a tall fridge freezer, washing machine and electric cooker.

A tiled floor is laid underfoot and your glazed back door leads you outside.

## FIRST FLOOR

### LANDING

At the top of the stairs, your Landing features doors leading off to all Bedrooms and bathroom and your airing cupboard also featured here.

### BEDROOM 1 3.50m x 3.40m (11' 6" x 11' 2")

Both Bedrooms one and two are equal in size. This one is located at the front of the property and features a uPVC sealed unit double glazed window with front views, a radiator and fitted carpet.

### BEDROOM 2 3.50m x 3.39m (11' 6" x 11' 1")

A uPVC sealed unit double glazed window to rear Garden views, fitted carpet and radiator all feature.

### BEDROOM 3 3.00m x 2.27m (9' 10" x 7' 5")

The smallest of the three is still a good size double room and is located at the front part of the house. There's a fitted carpet underfoot and radiator also featured.

### BATHROOM 3.02m x 3.37m (9' 11" x 11' 1")

Your fully tiled Bathroom features a four-piece suite comprising of a shower cubicle, panel bath, large vanity sink and low-level WC. Tiling has also been laid to floor, there's a chrome heated towel rail radiator and opaque uPVC sealed unit double glazed window.

## OUTSIDE

### FRONT GARDEN & DRIVEWAY

Private and maintenance free, your front attractive Garden is enclosed by fence and laid to shingle while your concrete driveway offers ample off-road parking.

### REAR GARDEN

Again, very private and enclosed by brick wall and fence. Ther's a gate to side and the Graden is mainly laid to lawn, features a patio adjacent to the house, a brick and timber shed also feature..

### COUNCIL TAX

East Suffolk Band B

### SUMMARY

Chain free and ready to occupy in this beautiful coastal village. To view, call us now.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDSCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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# AN EXCELLENTLY PRESENTED THREE BED SEMI LOCATED IN COASTAL VILLAGE

Situated on a pleasant residential road in Corton, this lovely 'Chain Free' home is offered for sale. Your accommodation comprises of a spacious Lounge Diner, fitted Kitchen and handy Cloakroom WC on the ground floor, while upstairs, three double Bedrooms and luxury Bathroom. Outside there's a front Garden with a good size Driveway and lovely enclosed rear Garden. The property benefits from the usual creature comforts of Gas central heating and double-glazed windows.

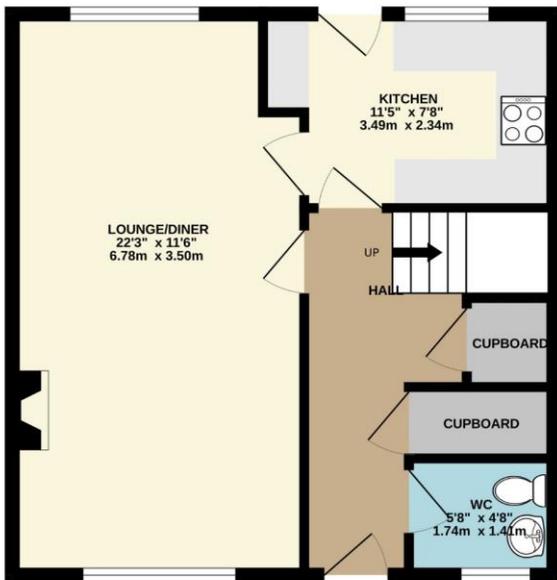
## NO ONWARD CHAIN

## LOCATION AND AMENITIES

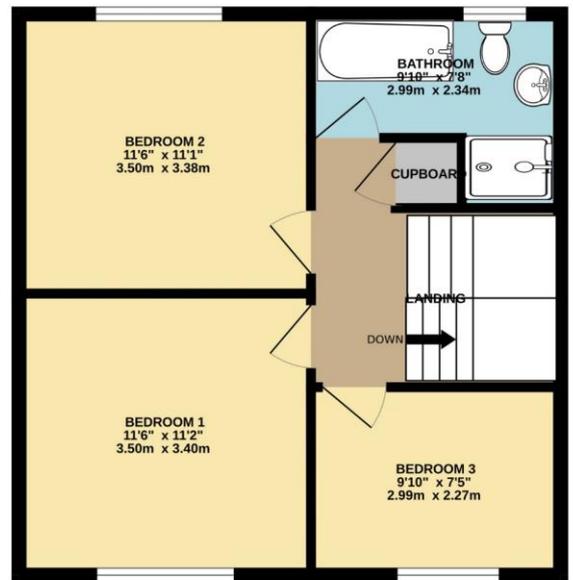
Corton is a small village set right on the coast just off the A47 on the Norfolk/ Suffolk border between Lowestoft and Great Yarmouth. Many local amenities such as pubs, small shop, take-away and the beautiful Suffolk countryside is right on your doorstep and direct village access to the beach and stunning coastline. A good public transport network is also available.

**Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



87 STATION ROAD, CORTON

TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

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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