

**Aldreds**  
Estate Agents



35 The Street

Corton, Lowestoft, NR32 5HW

Asking Price £200,000



## 35 The Street

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Aldreds are delighted to present this beautifully maintained two-bedroom end-terrace cottage, ideally located in the highly sought-after village of Corton. Perfectly positioned within walking distance of Corton beach and the surrounding woodland nature reserve, this charming home offers an exceptional coastal lifestyle. The current owners have thoughtfully enhanced the property to a high standard, sparing no expense in the selection of quality fixtures and fittings, complemented by tasteful décor throughout. The well-planned accommodation comprises an inviting open-plan entrance porch leading into a comfortable lounge, a formal dining room, and a modern fitted kitchen with adjoining utility area. The ground floor further benefits from a stylish shower room and a versatile bedroom, ideal for guests or flexible living arrangements. To the first floor, a spacious galleried landing leads to an impressive master bedroom, complete with a designated dressing area. Externally, the property continues to impress with a driveway to the front providing off-road parking, while the rear boasts a beautifully designed garden—perfect for outdoor entertaining and relaxation. Additional benefits include a modern gas central heating system and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the quality, charm, and location of this superb home.

### Entrance Porch Area

Ceramic tiled flooring, uPVC entrance door.

### Lounge

10'8" x 14'7" (3.26 x 4.46)

Fitted carpet, flat plastered ceiling, uPVC window, radiator, power points, tv point, wide opening leading to:-

### Dining Room

8'2" x 12'9" (2.5 x 3.9)

Fitted carpet, flat plastered and coved ceiling, radiator, full length understairs cupboard, uPVC window.

### Kitchen

7'10" x 9'4" (2.4 x 2.87)

Ceramic tiled flooring, a full range of modern quality fitted kitchen units with extended work surfaces, eye level electric oven, matching four burner ceramic hob, enclosed extraction cooker hood, composite sink with single drainer, uPVC door, uPVC window, tiled splashbacks, power points, flat plastered ceiling.

### Utility Room

6'4" x 12'5" (1.95 x 3.81)

Ceramic tiled flooring, recess for all white goods including plumbing for a washing machine, tumble dryer, recess for full length fridge/freezer, a range of fitted base units, extended work surface, composite sink, radiator, uPVC window, stairs leading to first floor.





### Shower Room

Ceramic tiled flooring, quality fitted shower suite comprising of a double fully tiled walk in shower cubicle, low level WC with enclosed cistern, two round bowl vanity sinks, uPVC window, part tiled walls, heated towel rail, extractor fan.

### Bedroom 2

8'5" x 14'5" (2.57 x 4.4)

Laminate flooring, flat plastered ceiling, uPVC window, radiator, power points, tv point.

### Central Galleried Landing

Stripped and painted floorboards, uPVC window, space for a pull-out bed.

### Bedroom 1

13'10" x 9'3" (4.24 x 2.83)

Stripped and painted floorboards, uPVC window, flat plastered ceiling, tv point, power points, radiator, designated walk-in dressing area with a range of hanging rails, loft access leading to loft space ( The loft space is boarded with a window and does have potential to use as a hobby room ), access to eaves storage space.

### Outside

To the front of the property is a driveway providing off road parking, laid to ornamental stone with footpath leading to front garden. Outside to the rear is a beautifully presented garden with a very private rear and side aspect, the main garden is laid to patio with a purpose-built enclosed entertaining/BBQ area, designated bistro dining area, area laid to lawn with a timber and felt garden shed, pedestrian side access.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band 'B'

Ref: L2599/04/26



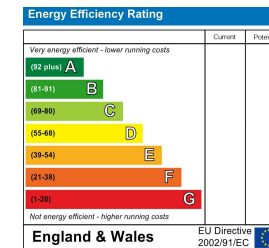
## Floor Plan



## 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.

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