



## 4 LARKSPUR CLOSE

LOWESTOFT, NR32 5EU

£570,000  
FREEHOLD

A rare offering of refined living in the heart of Corton. Tucked away in an exclusive and highly sought-after private cul-de-sac, Larkspur Close presents a truly exceptional opportunity to experience elevated family living in one of Corton's most desirable residential enclaves.

**elisabeth**  
**James**  
sales



Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1774 ft<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

OIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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