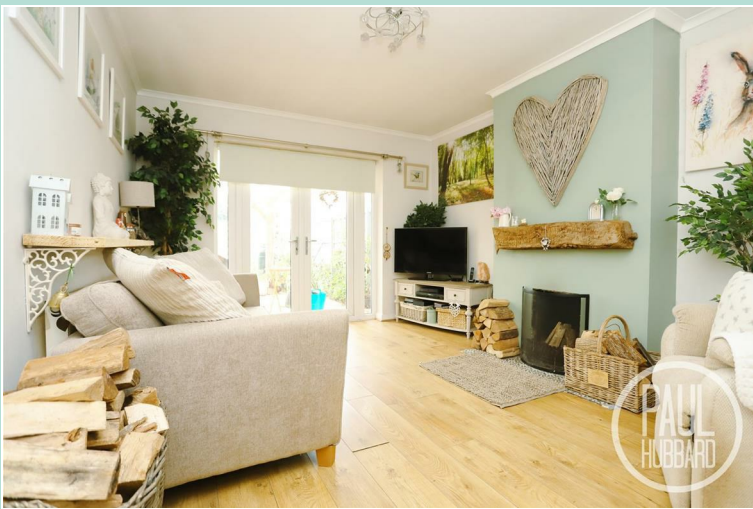


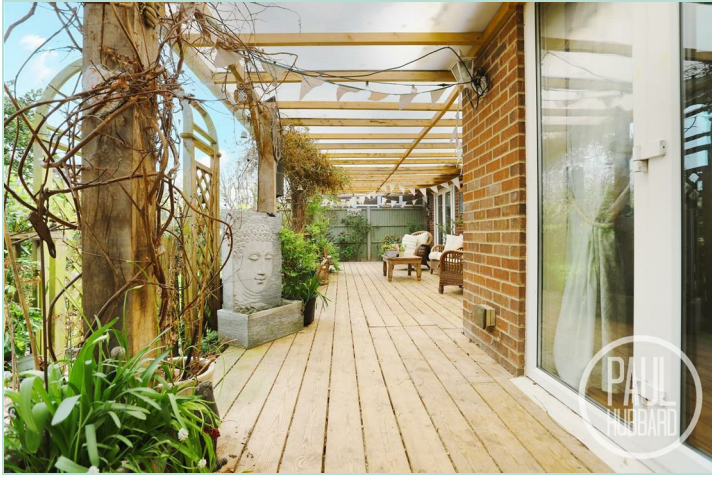
£325,000  
Asking Price



## Manor Park Road Lowestoft, NR32 5HL

- Semi-detached chalet bungalow offering versatile accommodation
- Generous living space ideal for growing families
- Ample off-road parking for multiple vehicles, plus garage
- Established, mature garden with abundant greenery
- Recently installed gas combi boiler
- Modern Howdens kitchen, recently fitted
- Four well-proportioned bedrooms
- Warm, inviting home with a charming country feel
- Conveniently located close to local amenities, shops, and schools
- Easy access to scenic walking trails, woodland, and the beach

**PAUL  
HUBBARD**



### Location

Located on Manor Park Road in the sought-after coastal village of Corton, this property enjoys a peaceful setting just north of Lowestoft. The area is well known for its nearby beaches and scenic clifftop walks, perfect for enjoying the coastline, while everyday amenities and local transport links are close at hand. Lowestoft town centre is only a short drive away, offering a wider range of shops, schools and leisure facilities, along with rail connections to Norwich, making this a well-connected yet relaxing location.



### Entrance Hall

UPVC entrance door to the front aspect opens into a spacious entrance hall featuring vinyl flooring, x2 radiators, stairs lead to the first floor and doors open to bedrooms 1-2, the kitchen, bathroom & a storage cupboard.

### Sitting Room

4.49 x 3.41

Laminate flooring, radiator, open fireplace and UPVC French doors opening to the rear garden.



### Kitchen

2.51 x 2.41

A recently fitted Howdens shaker kitchen featuring vinyl flooring, UPVC double glazed window to the rear aspect (with garden views), units above & below, pull out bin, solid oak worktops, ceramic double butler sink with mixer tap, built-in oven & gas hob, space for a fridge-freezer, cupboard housing the recently fitted gas combi boiler (2025) and a decorative stable door opens into the dining room.

### Dining Room

4.15 x 4.35

Laminate flooring, radiator, UPVC double glazed window and French doors to the rear aspect. This room is open to the utility/ boot room.



### Utility/ Boot Room

4.44 x 1.60

Laminate flooring, radiator, space for storing coats & shoes, units above & below, laminate work surfaces, space for a washing machine and a UPVC door to the front aspect.



### Bedroom 1

3.89 max x 3.29 max

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

3.40 x 2.71

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bathroom

2.50 max x 1.98 max

Tiled floor & walls, toilet, pedestal wash basin with mixer tap, panelled bath with a mixer tap & a mains fed shower set above, spotlights, sky light window and a built-in storage cupboard.

### Stairs to the First Floor

Fitted carpet and doors opening to bedrooms 3 & 4.



### Bedroom 3

3.97 x 3.32

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 4

2.78 max x 2.31 max

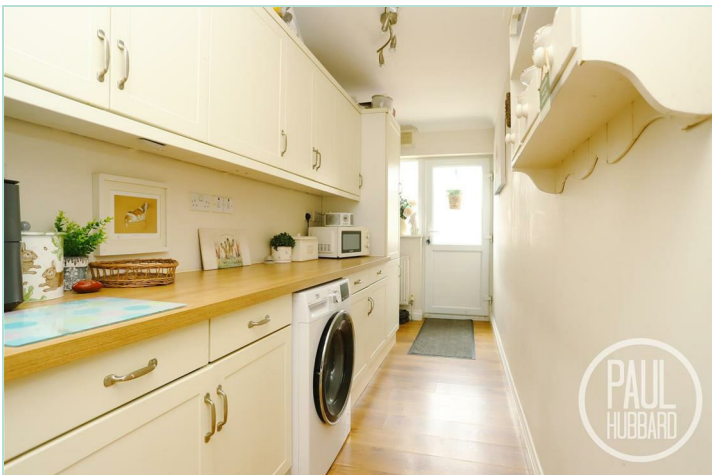
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.



### Outside

A generous shingle driveway provides ample off-road parking for multiple vehicles and leads directly to the garage. The front garden, also laid with shingle, is attractively enclosed by traditional picket fencing and features a well-established selection of mature planting, including blossom and plum trees alongside a variety of shrubs. The property benefits from a main front entrance, as well as a separate access point to the boot room, ideal for convenient entry after walks.

To the rear, the property boasts a beautifully maintained and mature garden, thoughtfully landscaped with an array of established plants, shrubs, and trees. A spacious shingle area is complemented by a neatly maintained lawn, greenhouse, and a decked seating area, which is sheltered beneath a substantial fitted pergola, perfect for outdoor relaxation and entertaining. Wisteria and a diverse selection of additional planting enhance the space, all of which is fully enclosed by panel fencing, offering a high degree of privacy.





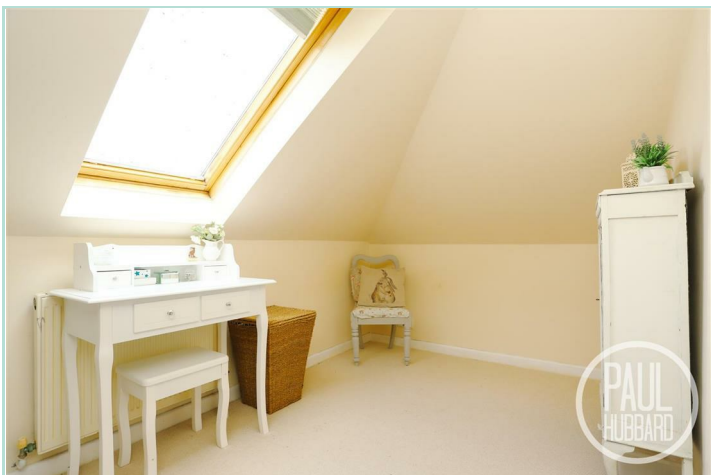


### Garage

A brick-built garage with light and power, offering ample space for storage or parking.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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	

GROUND FLOOR



1ST FLOOR



Where every attempt has been made to ensure the accuracy of the description 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.  
 Made with MyPlan 02/2016

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements