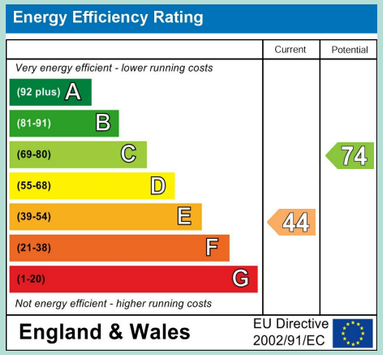
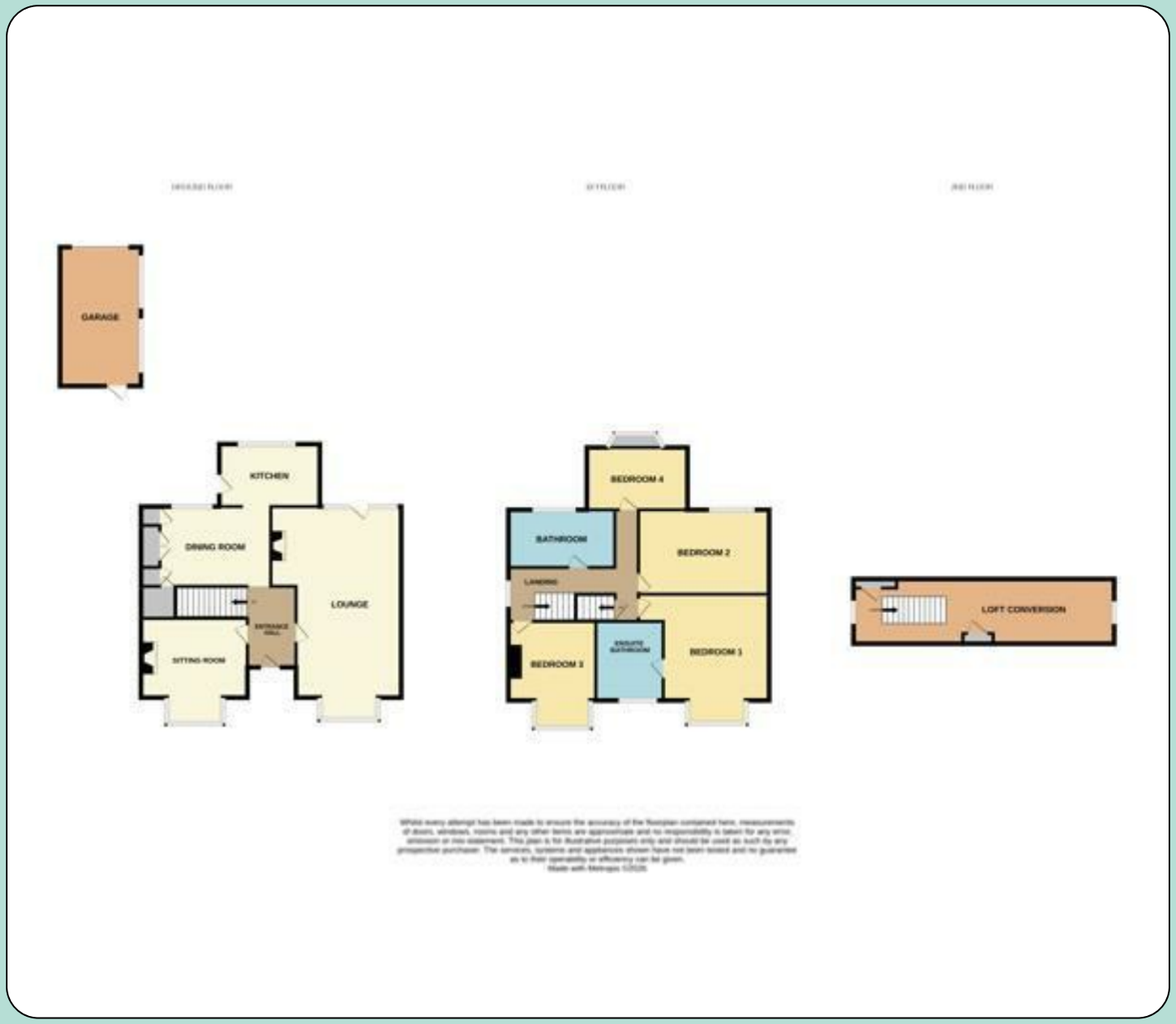
Tenure: Freehold
Council Tax Band: E
EPC Rating: E
Local Authority: East Suffolk Council











Corton Road

Lowestoft, NR32 4PJ

- Spacious detached family home in a sought-after location
- Four generous double bedrooms
- Converted second-floor attic room offering versatile additional space
- Characterful period features throughout
- South-facing rear garden, perfect for outdoor entertaining
- Gas central heating with smart Hive controls
- Multiple reception rooms providing flexible living accommodation
- Within walking distance of Corton Beach
- Garage located to the rear of the property
- Conveniently close to local amenities, shops, and well-regarded schools

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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 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 are advised to recheck the measurements









Location
This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Entrance Hall
A welcoming entrance hall with stairs leading to the first floor and entry to the lounge, sitting room & dining room.

Lounge
8.47 max x 4.91 max
Fitted carpet, UPVC double glazed bay window to the front aspect, x2 radiators, period fireplace, built in seating and UPVC double glazed door & windows to the rear aspect (opening to the rear garden).

Sitting Room
3.98 max into bay x 4.08 max
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a fireplace.

Dining Room
4.74 x 3.10
Laminate flooring, UPVC double glazed window to the rear aspect, radiator, under-stair storage, storage cupboards (housing gas boiler & water cylinder) and a door opens into the kitchen.

Kitchen
3.92 x 2.88
Tile flooring, UPVC double glazed window to the rear aspect, units above & below, oak work surfaces, inset ceramic sink & drainer with mixer tap, gas hob & extractor hood, built-in double oven, integrated fridge-freezer, dishwasher & washing machine and a UPVC door opens out to the rear garden.

Stairs leading to the First Floor Landing
Fitted carpet, UPVC double glazed stained glass window, doors opening to the bedrooms & bathroom and stairs to the second floor.

Bedroom 1
5.04 max into bay x 4.89 max
Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a door opens into the en-suite shower room.

En-suite Shower Room
2.97 x 2.30
Vinyl flooring, UPVC double glazed obscure window to the front aspect, radiator, toilet, pedestal wash basin with mixer tap, corner bath tub with hot & cold taps, an electric shower set into a cubicle enclosure and tile splash backs.

Bedroom 2
4.87 x 3.14
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Bedroom 3
3.98 max into bay x 3.39 max
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bedroom 4
3.87 x 2.83
Fitted carpet, UPVC double glazed bay window to the rear aspect, radiator and a built-in storage cupboard.

Bathroom
4.08 x 2.18
LVT flooring, UPVC double glazed obscure window to the rear aspect, radiator with heated towel rail, toilet, pedestal wash basin with hot & cold taps, claw foot bath tub with a mixer tap & a handheld shower attachment, a separate mains-fed shower set into a cubicle enclosure and tile splash backs.

Stairs to the Loft Space
10.09 x 3.49
A beautifully converted loft space offering a versatile additional room, ideal for use as a home office, hobby room or generous storage area, with potential for bedroom use subject to the installation of a fixed heating source. Features include fitted carpeting, dual-aspect secondary glazed windows providing plenty of natural light, characterful exposed beams, and two built-in storage cupboards.

Outside
An impressive period home with plenty of curb appeal. Gated access opens onto a fully enclosed frontage, framed by mature shrubs that provide excellent privacy. The main entrance door is positioned at the front of the property, while gated access to the rear is also available.

Beautifully landscaped west-facing rear garden enjoying a sunny aspect and a high degree of privacy, featuring a superb variety of mature plants, shrubs, and established trees. The garden is mainly laid to lawn with an attractive decorative brick weave patio, creating an ideal space for al fresco dining and outdoor entertaining. Raised timber planters add further character and colour, while practical additions include outdoor lighting, an external tap, and discreet side storage space for bins. A delightful summer house with light and power offers excellent versatility for relaxing, working from home, or entertaining. To the rear, an elegant cast iron gate opens onto a further garden area with a charming pond, together with convenient pedestrian access to the garage.

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.

Buyer AML - £42 inc VAT
Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

