



Lowestoft,

£255,000

- Offered with no onward chain
- 13 Months new build warranty
- Ground floor WC
- Three double bedrooms
- Immaculate finish throughout
- Larger plot with x3 parking
- High specification family home
- Modern fitted kitchen/breakfast room

Cory Drive, Lowestoft

Welcome to Cory Drive, an exceptional modern townhouse that blends contemporary design with effortless sophistication



Council Tax Band: B



DESCRIPTION

Welcome to Cory Drive, an exceptional modern townhouse that blends contemporary design with effortless sophistication.

Beautifully arranged over three floors, this stunning home showcases high-specification finishes, generous living spaces, and a seamless flow throughout. From the stylish open-plan ground floor and landscaped garden to the luxurious top-floor principal suite, every detail has been thoughtfully curated to offer comfort, elegance, and modern family living at its finest.

Upon arrival, the home immediately captivates with its elegant kerb appeal and generous frontage, providing parking for three vehicles. Step through the porch and into a bright, design-led ground floor where every detail reflects modern living at its finest. The contemporary lounge sets the tone with its sleek presentation and seamless flow through to the inner lobby, which features tiled flooring and a staircase rising to the first floor.

The kitchen/breakfast room is a true highlight, fitted with crisp white cabinetry and wooden worktops, integrated oven and gas hob, and designated spaces for appliances. French doors open directly onto the landscaped rear garden, extending the living space outdoors for relaxed dining and entertaining

On the first floor, the landing leads to two spacious double bedrooms, both beautifully proportioned, and a modern family bathroom finished with a pristine white suite comprising panelled bath, pedestal wash basin, and WC.

The top floor unveils a stunning principal bedroom suite, a true

retreat featuring lofty ceilings, a dedicated dressing area, and a luxury en suite shower room designed with contemporary flair.

Externally, this impressive home enjoys a larger-than-average plot, with gated side access leading to a private and fully landscaped garden. A raised decking area offers the perfect spot for summer evenings, complemented by an artificial lawn and a stylish paved terrace a setting designed for effortless enjoyment.

Cory Drive represents modern living with style, space, and sophistication, an ideal home for those seeking a contemporary lifestyle in a well-connected setting.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD

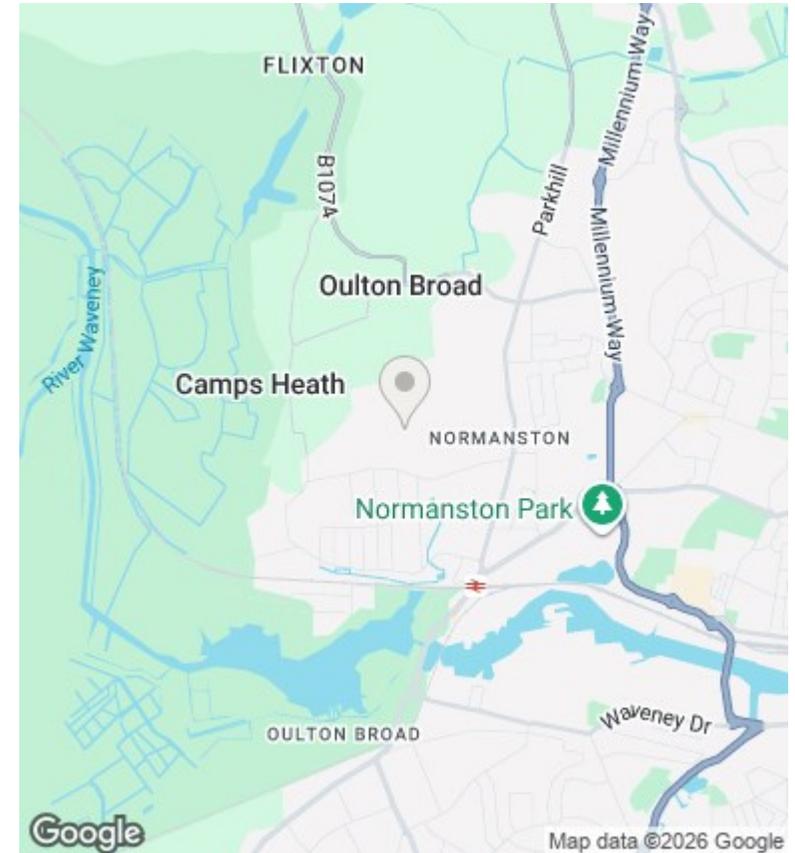
for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889 Ref

TENURE
FREEHOLD

OUTGOINGS
Council Tax band C







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com