



Station Road, Corton Lowestoft NR32 5HF

welcome to

Station Road, Corton Lowestoft

****GUIDE PRICE £400,000 - £450,000**** Set within a circa 2 acre plot, Station Lodge offers a unique opportunity to purchase a former railway station now a Three bedroom home to be offered for sale by Auction.

Entrance Porch

Tiled floor. Double doors to front. Door to hallway. Windows to side and front.

Entrance Hall

Carpeted floor. Stairs to loft. Window to rear. Door to lounge and kitchen.

Shower Room/Wc

Tiled floor and part tiled walls. Wc and washbasin. Shower cubicle. 2x Windows to front.

Lounge

Carpeted floor. Window to rear. Double doors leading to garden. Feature brick fireplace with log burner. Door to kitchen. 2x Radiators.

Kitchen

13' 5" x 11' 10" (4.09m x 3.61m)

Tiled floor. Radiator. Powerpoints. Part tiled walls. Window to front. Door and windows to rear. Fitted units and worktops. Sink and drainer. Spotlights. Access to utility room.

Utility Room

10' 8" x 9' 7" (3.25m x 2.92m)

Tiled floor. Part tiled walls. Window and door to rear. Integrated cupboard. Sink and drainer. Plumbing for washing machine. Door to WC

Hallway

Radiator. Carpeted floor. Window to rear. Access to beds 1-3 and bathroom.

Bedroom 1

13' 6" x 9' 11" (4.11m x 3.02m)

Carpeted floor. Window to front and rear. Radiator. Integrated airing cupboard/wardrobe. Double bedroom. Powerpoints.

Bedroom 2

Carpeted floor. Window to front. Radiator. Double bed. Powerpoints.

Bedroom 3

10' x 8' 3" (3.05m x 2.51m)

Carpeted floor. Radiator. Window to front. Built in wardrobe

Bathroom

Lino flooring. Part tiled walls. Radiator. Wc and washbasin. Window to front. Bathtub with mixer taps. Shower head.

Loft Space

Expansive loft space with boarded floor and space for development.

Front Garden

Circular driveway. Grass to front. Paved car park. Brick wall to front. Land to side.

Rear Garden

Extensive rear garden with original station features. Side lane access. Shrubbery to rear. Land to side. Opportunity for development (STPP)





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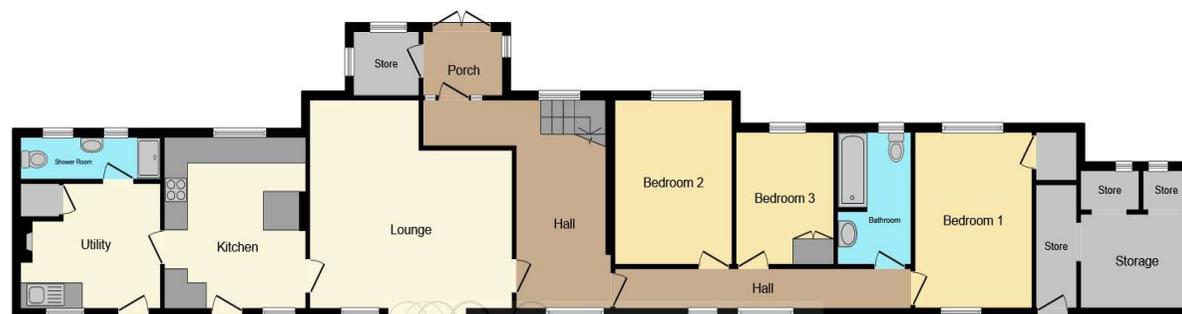
Station Road, Corton Lowestoft

- Three Bedroom Former Railway Station
- Original Railway Features.
- Potential to redevelop parts of the lands (STPP)
- By arrangement with our Joint Auctioneers William H Brown, Lowestoft Tel: 01502 585998

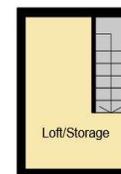
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

guide price

£400,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LOW109232 - 0010

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