



8 Manor Park Road, Corton

Minors & Brady



# 8 Manor Park Road

## Corton, Lowestoft

Situated in a sought-after coastal setting, this well-presented two-bedroom bungalow offers comfortable single-storey living, a private rear garden, and the added benefit of a driveway and detached garage. Just a short walk from Corton Beach, with Gunton Woods and Nature Reserve nearby, the property is well-suited to those who enjoy spending time outdoors, whether taking coastal walks, exploring the surrounding woodland, or simply making the most of the quieter pace of village life.

- Well presented bungalow in a sought after residential location, offering comfortable single storey living
- Fitted kitchen with dedicated worktop space and storage, suited to everyday cooking and food preparation
- Separate dining room adjoining the kitchen, creating a practical setting for everyday meals
- Spacious lounge, providing a welcoming space to relax and unwind
- Two bedrooms, including a generous main bedroom and a second bedroom offering flexibility for guests or home working
- Bathroom fitted with a bath, wash basin and WC, providing practical facilities for everyday use
- Private, enclosed rear garden with a lawn and established planting, ideal for outdoor relaxation and dining
- Driveway parking and a detached garage, offering convenient off road parking and additional storage
- Attractive front garden and well maintained exterior, creating a welcoming first impression in a popular coastal village location
- Conveniently positioned within walking distance of Corton Beach, with Gunton Woods and the nearby nature reserve offering access to local green spaces



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# 8 Manor Park Road

Corton, Lowestoft

## Location

Corton is a coastal village on the Suffolk border, offering a quieter residential setting with easy access to the seaside and surrounding countryside. The village has a selection of local amenities, including shops and places to eat, while nearby Lowestoft provides a wider choice of supermarkets, independent retailers, cafés, restaurants, healthcare services, and leisure facilities. Families have access to local schooling in the surrounding area, with further educational options available in Lowestoft and Great Yarmouth.

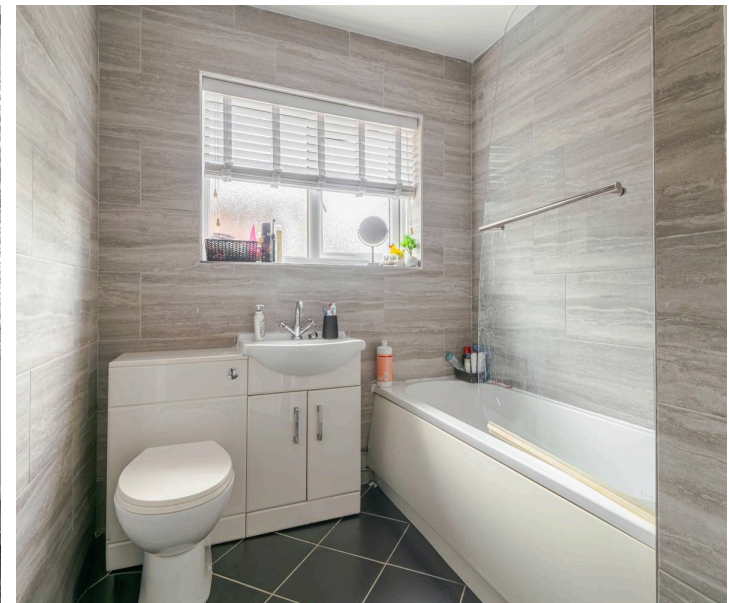
Corton's coastal position provides access to sandy beaches, cliff top paths and open green spaces, with nearby Corton Woods and Gunton Warren offering opportunities for walking and enjoying the local wildlife. Regular bus services connect Corton with Lowestoft and Great Yarmouth, and Lowestoft railway station provides onward connections towards Norwich and Ipswich. The combination of village amenities, access to the Suffolk coastline and convenient links to nearby towns makes this location a considered choice for those looking for a quieter coastal lifestyle without losing touch with everyday essentials.

## Manor Park Road, Corton

The accommodation begins with an entrance hall leading through to a well-proportioned lounge, providing a comfortable space to relax and unwind. The room offers flexibility for a range of furniture arrangements, while a door opens directly onto the rear garden, creating a convenient connection between indoor living and outdoor space.

Positioned alongside the lounge, the dining room provides a dedicated space for mealtimes and social occasions, while maintaining a practical connection with the kitchen. The kitchen is fitted with a range of units and worktop space, offering a functional environment for preparing meals.

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Corton, Lowestoft

There are two bedrooms, both offering useful accommodation for a variety of needs. The principal bedroom provides ample space for bedroom furniture, while the second bedroom could comfortably serve as a guest room, home office, or hobby space. Completing the interior, the bathroom is fitted with a bath, wash basin, and WC, with tiled finishes and a practical layout.

Outside, the enclosed rear garden is a particularly appealing feature, offering a good-sized lawn, established planting, and a high degree of privacy. A paved seating area provides an ideal spot for outdoor dining or enjoying the garden during warmer months, while the surrounding greenery creates a pleasant sense of seclusion. The front garden is also attractively presented, contributing to the property's overall appeal.

Further benefits include a private driveway and detached garage, providing off-road parking alongside useful additional storage. With its manageable single-storey layout, well-presented accommodation, and private outdoor space, this bungalow offers an appealing opportunity for buyers seeking a comfortable home close to the coast, whether as a permanent residence, a downsizing option, or a base for enjoying the surrounding beaches and countryside.

### Agent's Note

This property will be sold freehold, connected to mains water, electricity, gas and drainage.

This property has gas central heating.

Council Tax Band: B



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## Ground Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



## Outbuilding

Approx. 14.4 sq. metres (155.2 sq. feet)



Total area: approx. 76.2 sq. metres (820.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.

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