



**St Winifreds Yarmouth Road**  
Corton, Lowestoft, NR32 5NG  
Offers Over £600,000

HARDIMANS  2  2  3  C

## St Winifreds Yarmouth Road, Corton, Lowestoft, Suffolk, NR32 5NG

This detached bungalow, built in 2012, offers a unique blend of modern living and rural tranquillity. Set within just under three acres of land (sts), this property is perfect for those seeking a peaceful retreat with ample outdoor space, ideal for grazing or paddock use.

Upon entering the bungalow, you will find two spacious reception rooms, two well-appointed bedrooms and two bathrooms along with a separate wc.

The double garage adds an extra layer of practicality, providing secure storage for vehicles and additional space for hobbies or equipment. The expansive grounds surrounding the bungalow offer endless possibilities for outdoor activities, gardening, or simply enjoying the serene countryside views.

This property is a rare find, combining modern amenities with the charm of rural living. Whether you are looking to downsize, seeking a family home, or desiring a peaceful escape, this bungalow is sure to impress. Do not miss the opportunity to make this delightful property your own.

### HALLWAY

UPVC double glaze door to front, radiator and coved ceiling.

### BATHROOM

UPVC double glaze frosted window to front aspect, low level WC, hand wash basin, corner shower cubicle, tiled walls and radiator.





### PRIMARY BEDROOM

UPVC double glaze windows to front aspect, built in wardrobes, radiators and coved ceiling.

### EN SUITE

UPVC double glaze frosted window to side aspect, low level WC, hand wash basin, bathtub, partial tiled walls, chrome effect towel radiator and coved ceiling.

### BEDROOM 2

UPVC double glaze window to front aspect, radiator and coved ceiling.

### UTILITY ROOM

UPVC double glaze door to rear access, uPVC double glaze window to rear aspect, built in cupboard, worktop with cupboards under, two sink with drainer, radiator and coved ceiling.

### KITCHEN/BREAKFAST ROOM

UPVC double glaze windows to rear, worktop space with cupboards and drawers under, cupboards above, integrated fridge, two sink with drainer, tile splash back, opening into dining room, radiator and coved ceiling.

### DINING/SITTING ROOM

UPVC double glaze window to side aspects, wood burner, radiators, spot light ceiling and cover ceiling.



## SITTING ROOM

UPVC double glaze windows to rear aspect, uPVC double glaze sliding doors into conservatory, radiators and coved ceiling.

## CONSERVATORY

half brick, UPVC double glaze windows surround, UPVC double glaze double doors into rear access, electric radiator.

## OUTSIDE

To the front, off street parking then gated access leading to brick weave driveway leading to double garage, shingle garden with mature shrubs, patio area, pond and outbuildings. To the rear, garden divided into sections, patio and shingle area, area mainly laid to lawn with trees, sheds and outbuilding, set in just under 3 acres sts of grazing/paddock land.

## DOUBLE GARAGE

Boiler, door to wc with low level WC, hand wash basin.

## TENURE

Freehold

## COUNCIL TAX BAND

E

## MATERIAL INFO

This property has:

Oil heating, Electric, water & septic tank

Flood Risk Info: Very low

\* Broadband: Could achieve speeds of Superfast 42mbps





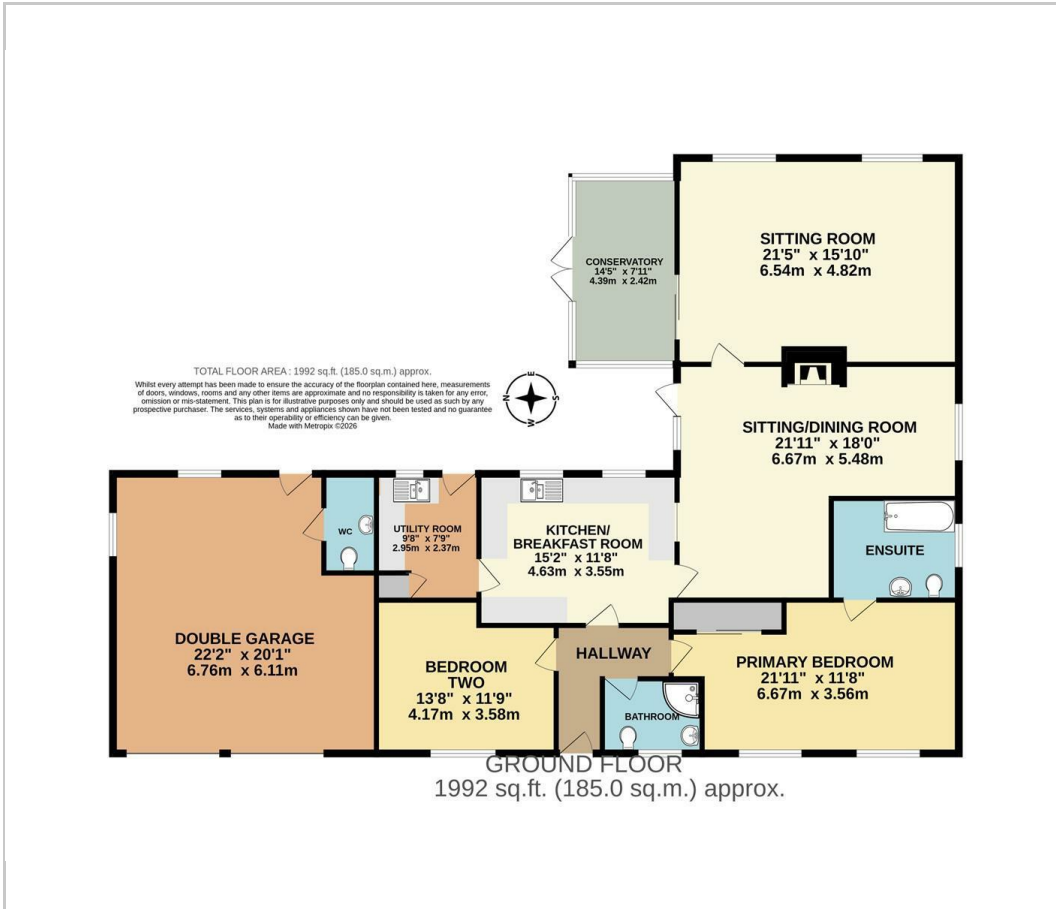
download and 8mbps upload  
\* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY  
\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.







## Floor Plan

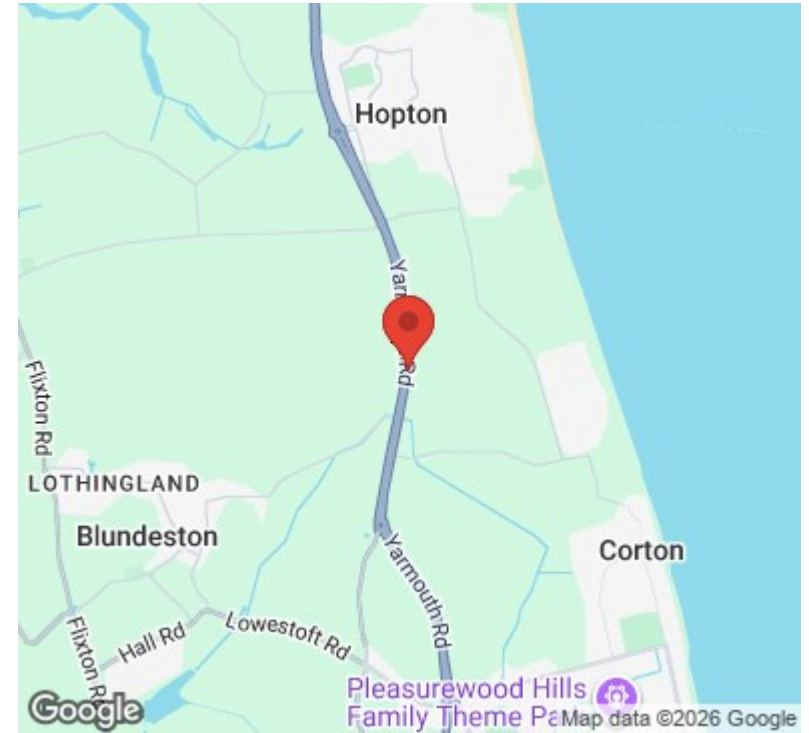


## Viewing

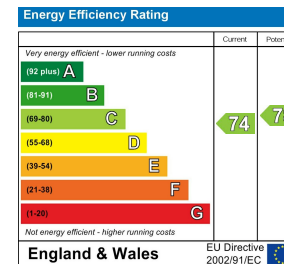
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



134 London Road North, Lowestoft, Suffolk NR32 1HB  
Tel: 01502 515999  
www.hardimans.co.uk E: info@hardimans.co.uk

