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**Corton Long Lane**  
Corton, Lowestoft, Suffolk, NR32 5HB  
**£375,000**



This DETACHED house gives OPPORTUNITY to add your own flair; set in the coastal village of Corton just North of Lowestoft in close proximity to the beach & all amenities...

Property comprises an entrance porch with cloakroom / WC, 3 VERSATILE receptions, CONSERVATORY & kitchen with SEPARATE utility. 4 DOUBLE bedrooms & family bathroom. GAS central heating & ESTABLISHED laid to lawn gardens with DRIVEWAY & GARAGE.

\* CALL 2 VIEW \*

#### ENTRANCE PORCH

Leave your shoes and come on inside; fitted carpet and radiator.

#### CLOAKROOM / WC

Suite comprises a low level WC and wash basin; fitted carpet and opaque window.

#### STUDY

9' 7" x 6' 5" (2.94m x 1.98m)

Versatile reception however you chose to utilise; fitted carpet, window, radiator and power points

#### LOUNGE

16' 3" x 13' 11" (4.96m x 4.25m)

Giving space to relax and unwind; fitted carpet, window, radiator, TV, power points and feature chimney breast with open fire. Doors into 2 further receptions and large double glazed doors into...





**CONSERVATORY****11' 1" x 8' 0" (3.38m x 2.45m)**

Top to toe glazing brings the outside in and provides panoramic views of the rear garden; tiled flooring, polycarbonate roofing and double doors out to the rear garden.

**DINING ROOM****19' 5" x 9' 3" (5.94m x 2.83m)**

Overlooking the front of the home this reception has fitted carpet, window, radiator and power points. Doors to the kitchen, lounge and stairs up to the first floor.

**KITCHEN****12' 11" x 9' 8" (3.94m x 2.95m)**

Modern shaker style kitchen; worktop with inset sink / drainer, double wall oven with electric hob and extractor fan over. Vinyl flooring, windows, radiator and power points.

**UTILITY ROOM****9' 9" x 5' 9" (2.98m x 1.77m)**

Worktop with space / plumbing for your chosen appliances. Vinyl flooring, window, radiator, power points and the gas central heating boiler in situ; part glazed door out to the side of the home.

**FIRST FLOOR - LANDING**

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and built-in cupboards, one housing the hot water tank / immersion. Fitted carpet, radiator, power points and loft access in situ.

**BEDROOM 1****13' 4" x 10' 5" (4.08m x 3.20m)**

Double bedroom with rear aspect has fitted carpet, window, radiator and power points.

**BEDROOM 2****13' 0" x 9' 2" (3.98m x 2.80m)**

Overlooking the front garden this bedroom features fitted carpet, window, radiator and power points.

**BEDROOM 3****11' 5" x 9' 5" (3.48m x 2.88m)**

With views of the enclosed rear garden this double bedroom has fitted carpet, window, radiator and power points.

**BEDROOM 4****11' 3" x 9' 6" (3.44m x 2.92m)**

Last but certainly no means least, this double bedroom has fitted carpet, window, radiator and power points.

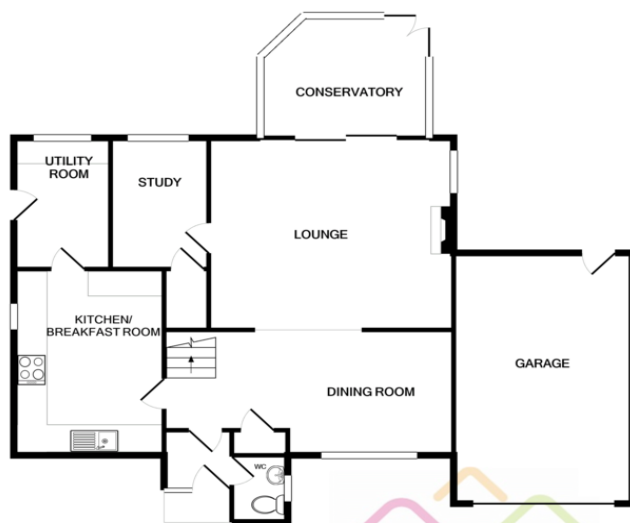
**BATHROOM****8' 9" x 5' 10" (2.68m x 1.80m)**

Suite comprises a pedestal sink, low level WC and a panelled bath. Vinyl flooring, opaque window and radiator.

**OUTSIDE**

Well established and mature laid to lawn gardens with plants, flowers and shrubs. Patio area with outside lighting, water tap and side pedestrian access. Driveway provides off road parking and GARAGE with up and over vehicular door, light and power points.

**EAST SUFFOLK COUNCIL - TAX BAND E****ENERGY PERFORMANCE - RATING D**



1ST FLOOR  
APPROX. FLOOR  
AREA 683 SQ.FT.  
(63.4 SQ.M.)

CORTON LONG LANE, CORTON, LOWESTOFT  
TOTAL APPROX. FLOOR AREA 1719 SQ.FT. (159.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**Lowestoft, NR33 8QH**

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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