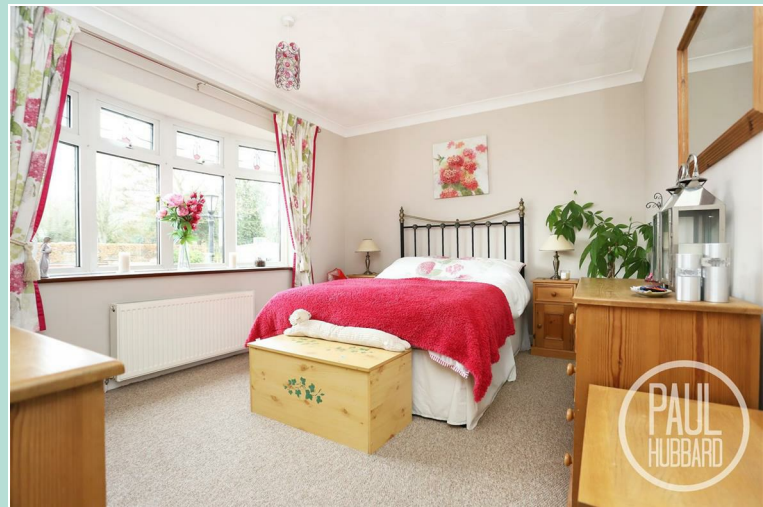


£350,000
Asking Price



Rackhams Corner

Corton, NR32 5LB

- Stunning detached bungalow
- Spacious driveway with ample parking
- Oversized garage/workshop with power & lighting
- Beautiful rear garden with patio & family-friendly fish pond
- Double gates for caravan, boat & leisure vehicle parking
- Light & airy open-plan kitchen/diner/garden room
- Cosy lounge with cast iron wood burner
- Two double bedrooms, one with French doors to garden
- Modern shower room with walk-in rainfall shower
- Oil central heating & UPVC double glazing





Location

Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.

Porch

2.00m x 1.23m

Laminate flooring, UPVC double glazed obscure windows to the front & side aspect, a decorative circular window to the side and a timber frame door & obscure window to the rear aspect.



Hallway

Laminate flooring, radiator, doors opening to all internal rooms and an archway opening leads through to a storage area with a built-in storage cupboard & the consumer unit.

Sitting Room

4.55m x 3.98m

Fitted carpet, x2 UPVC double glazed windows to the front & side aspect, a decorative circular stained glass window to the side aspect and a cast iron wood burner with tile surround & wooden mantle.

Bedroom 1

4.04m x 3.19m

Fitted carpet, UPVC double glazed bay window to the front aspect and a radiator.



Bedroom 2

4.07m x 3.14m

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and UPVC French doors open to the rear.

Shower Room

1.98m x 1.73m

Vinyl flooring, x2 UPVC double glazed obscure windows to the rear aspect, down lights, toilet, an archway opening connecting both parts of the room, heated towel rail, extractor fan, wash basin set into a vanity unit with a mixer tap, a walk-in mains-fed shower with both hand-held & rainfall heads.

Kitchen/ Diner

4.70m x 3.17m

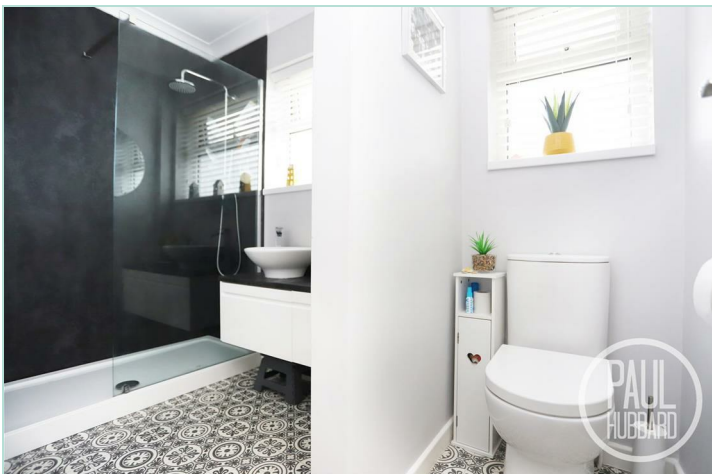
Laminate flooring, UPVC double glazed window to the side aspect, pendant lighting, units above & below, laminate flooring, radiator, inset stainless steel sink & drainer with mixer tap, integrated dishwasher, hide & slide oven, microwave, space for a fridge & washing machine, space for a table & chairs and an opening connects the garden room.

Garden Room

3.25m x 3.06m

Laminate flooring, UPVC double glazed windows to the side & rear aspect, x2 Velux windows, radiator and UPVC French doors open to the rear garden.





Outside

A spacious brick-weave driveway provides off-road parking for multiple vehicles, with double gates at the rear allowing additional secure parking, ideal for leisure vehicles, caravans, or boats. The front garden features a neatly laid lawn bordered by plants and shrubs, enclosed by a brick wall. A pathway leads to the main entrance, while a door opens to a brick-built outhouse for additional storage.

The generous rear garden is laid to lawn with multiple patio seating areas, a large family-friendly fish pond as a central feature, raised planters, and mature trees and shrubs. A garden shed with electrics offers additional storage space for a fridge freezer and tumble dryer.

Brick-Built Outhouse

8.12m max x 5.14m

A unique building, now used as an outhouse, it offers excellent potential for a workshop, storage, or possible conversion (subject to planning). The space features high ceilings with exposed beams, power and lighting, double doors for easy access, and windows to the front and side, along with an internal window.

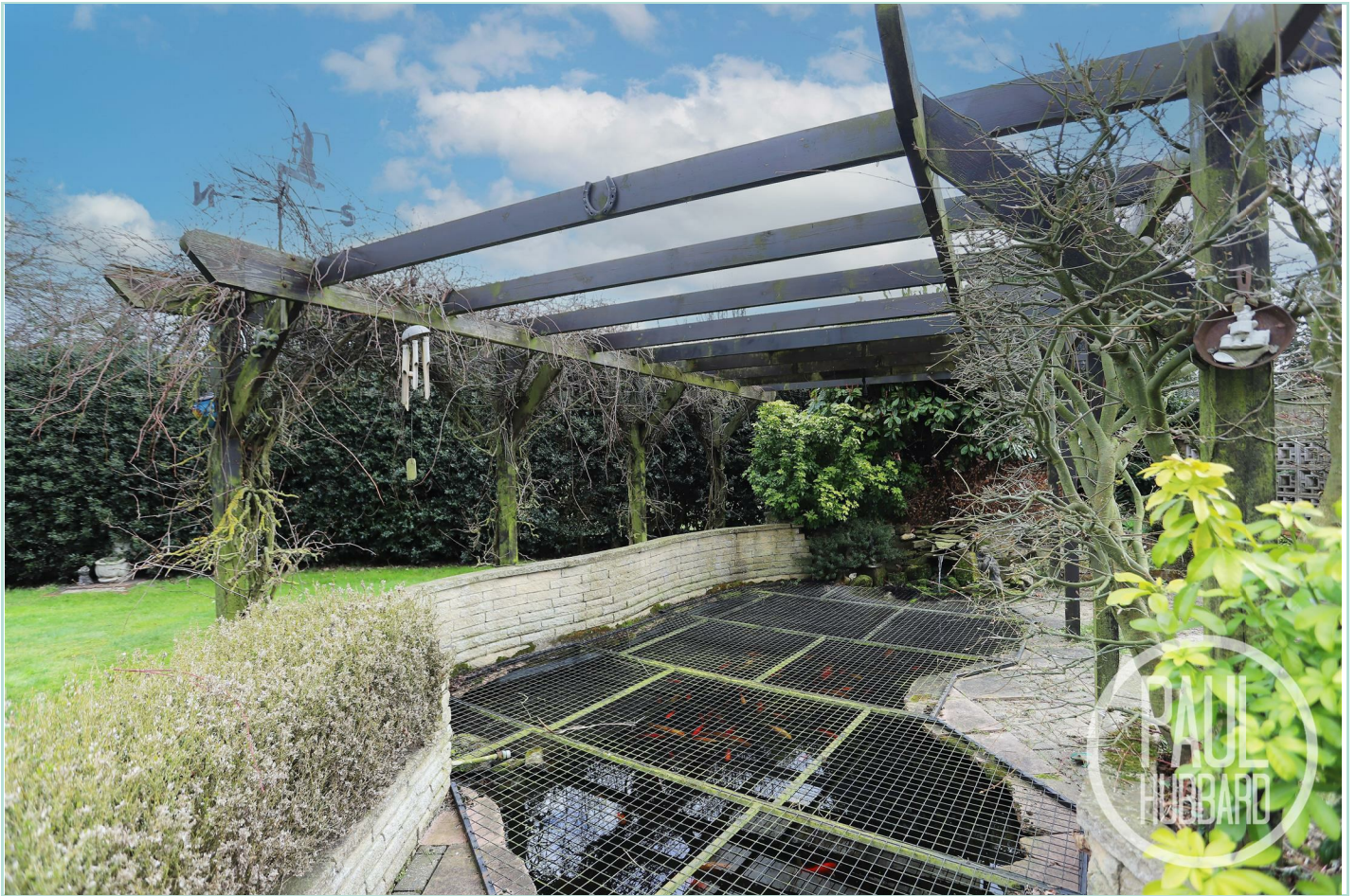
Agent note

The property has a private sewerage system.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.





Tenure: Freehold
Council Tax Band: C
EPC Rating: D
Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TRAVE, RACKHAMS CORNER



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.
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