

£315,000
Offers In Excess Of



The Street

Suffolk, NR32 5HW

- Chain Free
- 4/5 bedrooms
- West facing rear garden
- Off road parking for multiple vehicles
- Ground floor shower & first floor bathroom
- Spacious sitting room & kitchen/ diner
- Period features
- Double glazing throughout & gas central heating
- Fibre connection
- Set in sought after Corton

**PAUL
HUBBARD**



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

1.93 x 1.13

Fitted carpet, UPVC entrance door to the side aspect, UPVC double glazed obscure window of the front aspect, wall mounted boiler and a door opening into the entrance hall.

Entrance hall

Laminate flooring, radiator, under stair storage cupboard, doors opening to the study & sitting room and an opening leading through to the utility room.

Study/ bedroom 4

2.53 x 2.75

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

Sitting room

5.84 into bay x 4.50 max

Laminate flooring, UPVC double glazed bay window & double glazed window to the front aspect, feature wood burner and x3 radiators.

Utility room

4.18 max x 3.02 max

Laminate flooring, radiator, units above, laminate work surfaces, tile splash backs, space for appliances, doors open to the shower room & to the rear garden and an opening leads through to the kitchen/diner.

Shower room

1.32 x 1.50

Vinyl flooring, UPVC double glazed window to side aspect, heated towel rail, extractor fan, toilet, wash basin set into a vanity unit and a mains-fed shower set into a cubicle enclosure.

Kitchen/ diner

5.57 x 3.18

Tile flooring, x2 UPVC double glazed windows to the side aspect, radiator, French doors opening to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, space for a double Rangemaster style oven, built in extractor hood, down lights and ample space for a table & chairs if desired.

Stairs leading to the first floor landing

Fitted carpet, under stairs storage cupboard, radiator, doors opening to bedrooms 1 - 3 & the bathroom and stairs lead up to the second floor landing.

Bedroom 1

4.14 into bay x 4.50

Fitted carpet, UPVC double glazed bay window to the front aspect and double glazed window to the side aspect, radiator and a fireplace surround (currently boarded).



Bedroom 2

3.95 x 2.78

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.46 x 3.00

Fitted carpet, UPVC double glazed window to the rear aspect, period fireplace and a radiator.

Bathroom

2.79 x 1.58

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, part tiled walls, suite comprises a toilet, pedestal wash basin with mixer tap, panelled bath with a mixer tap and an electric shower above.

Stairs leading to the second floor landing

Fitted carpet and a door opening to bedroom 4.

Bedroom 4

3.90 max x 2.32 max

Fitted carpet, timber frame Velux window, radiator & a door opening to eaves storage.

Outside

The front garden boasts a spacious shingle driveway for multiple vehicles, bordered by picket and panel fencing. Decorative plants and shrubs add charm. A side gate leads to the rear garden, and a door opens to the porch entrance.

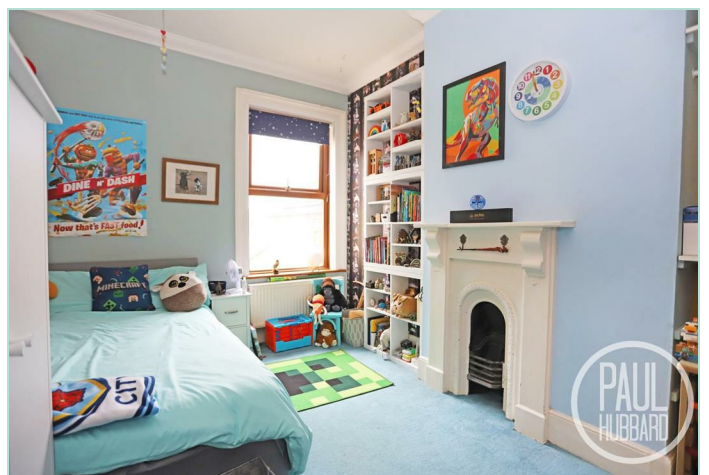
The west-facing rear garden features a patio with a timber storage shed, a laid lawn, and a timber panel fence. Highlights include a brick-built BBQ area, shingle sections, and borders with plants, shrubs, and mature trees.

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		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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