

£200,000
Asking Price



The Street

Corton, NR32 5HW

- Sought after Corton location
- Chain free
- Two separate bedrooms
- Beautifully presented throughout
- Driveway with off road parking
- Close to local amenities
- Ideal for public transport links
- Gas central heating
- Open plan kitchen/diner
- West facing courtyard garden

**PAUL
HUBBARD**



Location - Corton

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.



Sitting Room

4.03m into bay x 3.50m

UPVC double glazed entrance door and bay window to the front aspect, wood effect laminate flooring throughout, a radiator, built-in storage cupboard housing the fuse board, feature exposed brick fireplace and an opening which leads through to the kitchen/diner.



Kitchen/Diner

3.29m x 3.05m

UPVC double glazed windows to the rear and side aspect, wood effect laminate flooring throughout, a radiator, stairs leading to the first floor landing, under stairs storage cupboard and an opening which leads through to the lobby. Units above and below, laminate work surfaces with tile splashbacks, a stainless steel sink with drainer, four ring induction hob with stainless steel extractor fan above, an integrated oven and space for a fridge/freezer.



Lobby

UPVC double glazed door to the side aspect opening into the courtyard garden, wood effect laminate flooring throughout, wall unit housing the gas boiler, laminate worksurface below which allows space for a washing machine and door opening to the bathroom.

Bathroom

2.01m x 1.61m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, part tile walls, a toilet, vanity unit with inset hand wash basin, a radiator and bath with handheld shower attachment above.



Bedroom 1

3.67m x 3.06m

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout and a radiator.

Bedroom 2

3.07m x 2.46m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and hatch opening to a built-in storage cupboard.

Outside

To the front of the property a shingle driveway with space for multiple vehicles leads up to the main entrance door and laid lawn area with level timber gate opening to additional laid lawn storage area which is shared with the neighbouring property, where you can also gain access to the rear courtyard.

To the rear of the property a patio pathway leads up to an easily maintained patio courtyard with shingle borders and timber gate opening to side access, all fully enclosed within a timber fence surround.

Agent Note

The neighbouring property has right of way access to the laid lawn area located to the left hand side of the property leading through to the front.

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.



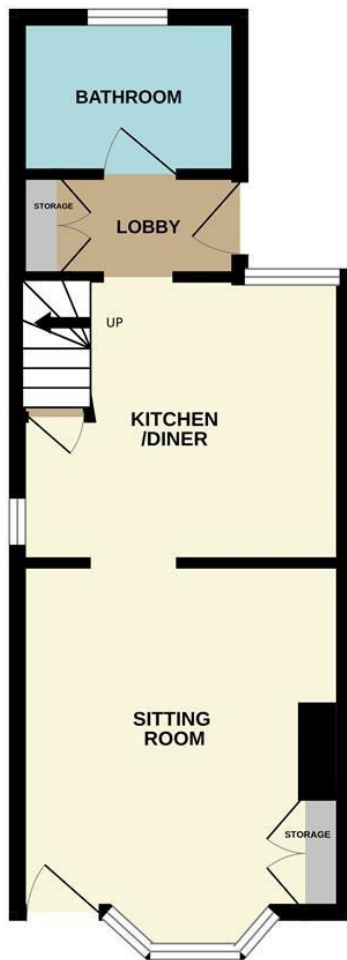




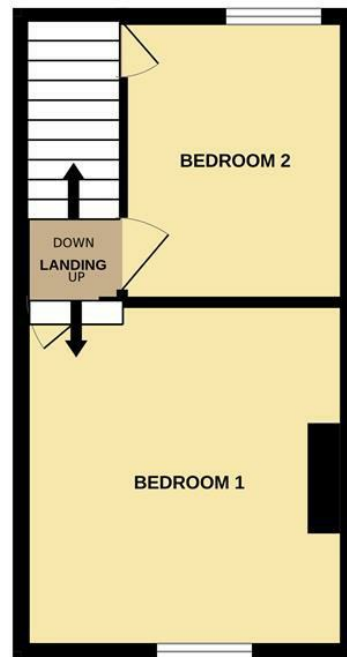
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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