

£800,000  
Offers In Excess Of



## Corton Road

Corton, NR32 4PS

- Self-contained annexe, perfect for multi-generational living or a holiday let
- Master bedroom with private balcony and breathtaking sea views
- 4 generous bedrooms in the main residence, plus 2 in the annexe
- Executive detached family home with spacious layout

- Large plot with development potential (subject to planning permission)
- Expansive open-plan living spaces throughout
- Detached double garage with additional storage
- Spectacular direct sea views, just steps from the beach
- Well-maintained front and rear gardens, rear garden overlooking the coast
- Extensive driveway with ample off-road parking for multiple vehicles

**PAUL  
HUBBARD**



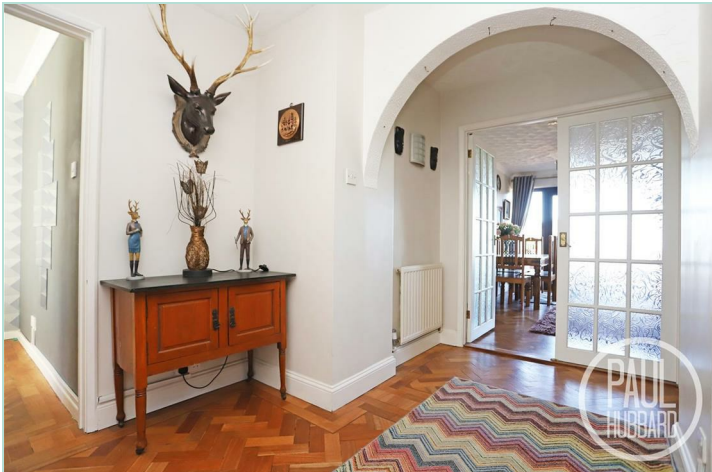


### Location

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.

### Ground Floor

The ground floor offers a spacious and functional layout, beginning with a welcoming entrance hall featuring laminate flooring, built-in storage cupboards, and French doors that lead into the main house hallway. Original parquet flooring continues throughout, with access to the cloakroom, study, and stairs to the first floor. The dining room, with original parquet flooring, connects to the sitting room via an archway, and French doors open to the rear garden. The sitting room, complete with an open fireplace and under-stair storage, leads into the home office or family room. The kitchen/breakfast room is well-equipped, with tiled flooring, integrated appliances including a larder fridge/freezer, drinks cooler fridge, washing machine, tumble dryer, double gas convector oven, and extractor fan, along with a breakfast bar and access to the side exterior.



### Main House Ground Floor Measurements

Cloakroom: 1.99 x 1.32  
 Study: 2.40 x 2.29  
 Dining Room: 4.62 x 2.66  
 Sitting Room: 5.69 x 4.86  
 Family Room/ Home Office: 4.37 x 3.46  
 Kitchen: 6.68 x 2.96

### First Floor

The first floor provides a comfortable living space with a sun lounge featuring fitted carpet, UPVC double-glazed windows, and French doors opening onto a sunny balcony with sea views. The hallway, with built-in storage, provides access to four well-sized bedrooms, including the master with a balcony and fitted wardrobes. Bedrooms 2 and 3 offer peaceful spaces with rear and side views, while Bedroom 4 at the front can serve various purposes. The family bathroom is equipped with modern fixtures, including a mains-fed shower and panelled bath, ensuring comfort and convenience.





### Main House First Floor Measurements

Sun Lounge: 5.70 x 3.82  
 Bedroom 1: 4.82 max x 4.26 max  
 Bedroom 2: 3.67 x 2.96  
 Bedroom 3: 3.62 x 2.72  
 Bedroom 4: 2.60 x 2.39  
 Bathroom: 3.82 max x 1.70 max

### Outside

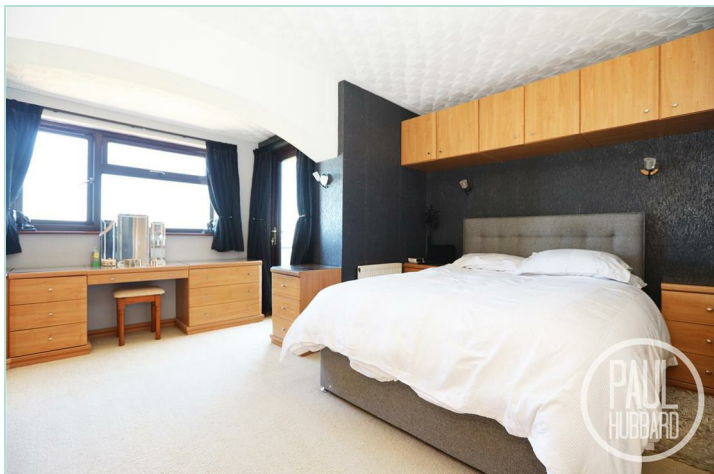
Set back from the road in a private location, this property boasts a long driveway leading to a spacious brick-weave parking area with ample off-road parking. The front garden includes a generous lawn with mature trees, adding curb appeal and presenting development potential for a new build (STP). A detached double garage at the end of the driveway offers additional storage space. Raised planters and bordered beds further enhance the frontage, with separate entrances providing access to both the main house and annexe.

The rear garden offers a well maintained space for relaxation and entertaining, featuring multiple seating areas, a raised decking area with a timber pergola, and breath taking sea views at the back. A timber storage shed and a wood store add practicality to this impressive outdoor space.



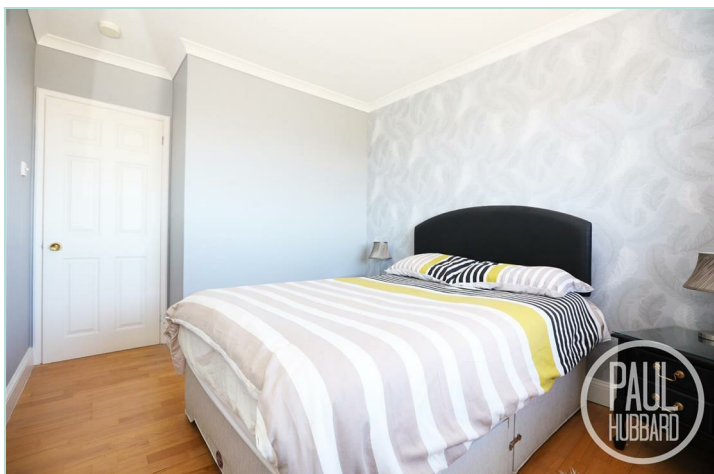
### Annexe

The self-contained annexe provides a private and versatile living space, ideal for multi-generational living or as a holiday retreat. The ground floor includes a games room with windows to the front and side, a well-equipped kitchen/breakfast room with modern appliances, and a lounge/diner with built-in storage. Upstairs, two comfortable bedrooms are complemented by a well-appointed bathroom with a wet room-style shower. French doors in Bedroom 1 open onto the balcony with stunning sea views. The annexe is complete with a private, enclosed patio courtyard garden offering a peaceful, low-maintenance outdoor space, including a timber storage shed.



### Annexe Measurements

Lounge/ Diner: 7.60 max x 6.40 max  
 Kitchen: 4.35 x 3.78  
 Cloakroom: 2.55 x 1.36  
 Games Room: 6.23 max x 5.24 max  
 Bedroom 1: 3.99 x 3.13  
 Bedroom 2: 3.81 max x 3.04 max  
 Bathroom: 4.19 x 1.69











### 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.

### Agent Note

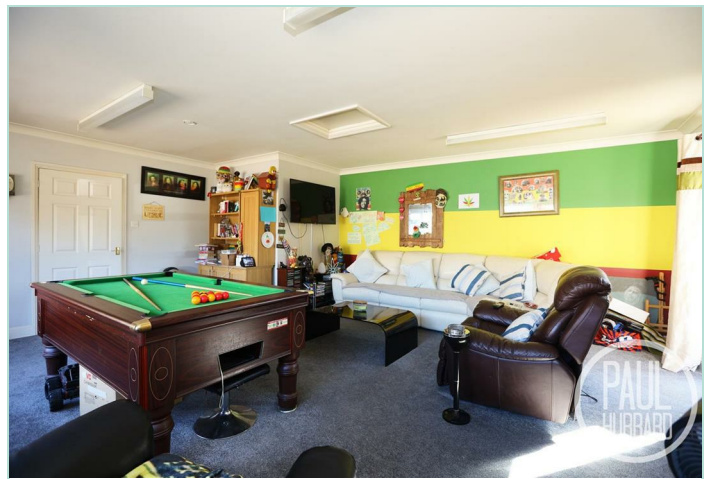
Please refer to the official title deeds for precise boundary details, as the outlines in our images are provided for illustrative purposes only and may not accurately represent the legal boundaries.











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

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 72        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

GROUND FLOOR  
 1981 sq.ft. (184.0 sq.m.) approx.



1ST FLOOR  
 1350 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA : 3330 sq.ft. (309.4 sq.m.) approx.  
 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements