

£250,000  
Asking Price



## Wheatacre Drive

Corton, NR32 5JG

- Well presented detached bungalow
- Chain free
- Off road parking for multiple vehicles
- Detached brick built garage
- Gorgeous sunset views over fields at the rear
- Gas central heating with a recently fitted boiler (2024)
- UPVC double glazing
- Tucked away in the heart of Corton
- Great transport links nearby
- Close to local amenities, shops & schools





### 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.



### Entrance Hall

UPVC entrance door, brand new fitted carpet, built-in storage cupboard, loft access and doors opening to all internal rooms.

### Kitchen/ Breakfast Room

3.78 max x 2.60 max

Carpet tiles, UPVC double glazed window to the rear aspect, radiator, ideal gas boiler, built-in airing cupboard (housing the water cylinder), units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, spaces for an oven, washing machine & fridge and a table & chairs if desired.



### Sitting Room

4.83 max x 3.44 max

Fitted carpet, radiator and UPVC sliding doors to the rear garden.

### Bedroom 1

3.44 max x 3.39 max

Brand new fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes with sliding doors.



### Bedroom 2

3.94 x 2.60

Brand new fitted carpet, UPVC double glazed window to the front aspect, radiator and fitted wardrobes with sliding doors.



### Bedroom 3

2.60 x 2.14

Brand new fitted carpet, UPVC double glazed window to the side aspect and a radiator.

### Shower room

2.55 x 1.39

Vinyl flooring, UPVC double glazed obscure window to the side aspect, extractor fan, heated towel rail, toilet with hidden cistern, wash basin with hot & cold taps set into a vanity unit, wall mounted mirrors units and a mains-fed shower (newly fitted 2024) set within a large glass cubicle.



### Outside

The front of the property features an attractive shingle and pebble frontage, complemented by a selection of mature plants and shrubs. A spacious driveway provides off-road parking for multiple vehicles and leads to the main entrance door, which is located to the side of the property. The driveway continues down to the brick-built garage, and there is gated side access leading through to the rear garden.



The rear garden enjoys a west-facing aspect and is laid mainly to lawn, bordered by beautifully stocked beds filled with mature plants, shrubs, and trees. A paved patio area provides an ideal space for outdoor seating and entertaining, while outdoor lighting and a water tap add convenience. A pedestrian access door leads directly into the garage. The garden is not overlooked at the back and offers open views across the surrounding fields. It is the perfect spot to enjoy the evening sun and take in the beautiful sunsets.



### Garage

5.85 x 2.65

The garage is of brick construction and benefits from power and lighting, making it suitable for secure parking, storage, or use as a workshop. It features a UPVC double-glazed window to the rear, an up-and-over door to the front, and a pedestrian access door to the side of the building.


### Financial Services

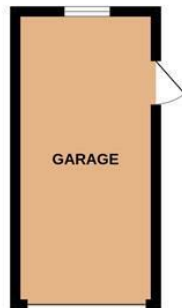




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Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: C TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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