



01502 576840  
[www.angeandco.co.uk](http://www.angeandco.co.uk)

**Linda Close**  
Corton, Lowestoft, NR32 5JD  
**'Offers in Excess of' £330,000**

This DETACHED bungalow is set in a quiet cul-de-sac in CORTON & is offered to the market with NO ONWARD CHAIN. GENEROUSLY proportioned throughout, the property is ready for new owners to put make their own. Set just off the A47 on the outskirts of Lowestoft, providing easy access to a RANGE OF AMENITIES including shops, schools & transport links. A short journey North you'll find GORLESTON & GREAT YARMOUTH, with some of the East Coast's most popular SEASIDE ATTRACTIONS. Accommodation comprises; entrance porch, inner hallway, SPACIOUS lounge, OPEN-PLAN KITCHEN / DINER, conservatory, 3 bedrooms & family bathroom. uPVC DG & GCH throughout with enclosed rear garden, driveway & GARAGE.

\* CALL TO VIEW \*

#### ENTRANCE PORCH INTO HALLWAY

Through the uPVC part double glazed door into the entrance porch of this spacious 3 bed bungalow; fitted carpet, uPVC double glazed windows and door into the hallway... With access to all areas the hallway has fitted carpet, radiator, telephone, power points, cupboard offering your storage solution and loft access in situ. Door into the...

#### LOUNGE 16' 11" x 12' 0" (5.16m x 3.66m)

Spacious lounge is at the front of the home with fitted carpet, uPVC double glazed windows, radiator, TV, power points and a gas fire in situ.

#### KITCHEN / DINER 15' 7" x 11' 4" (4.76m x 3.47m)

Fitted kitchen has a range of wall and base units with worktop, inset sink / drainer, hob with extractor over, integrated oven and space / plumbing for your chosen appliances. Part vinyl and carpet flooring, uPVC double glazed windows, radiator, TV, power points and a gas fire with back boiler in situ. Cupboard offering your storage solution, airing cupboard houses the hot water cylinder and uPVC part double glazed door into the...

#### CONSERVATORY 13' 5" x 8' 0" (4.09m x 2.45m)

Part brick construction has uPVC double glazed windows and a polycarbonate roof. Tiled flooring, radiator, power points and uPVC double glazed French doors out to the rear garden.

#### BEDROOM 1 11' 11" x 11' 11" (3.65m x 3.64m)

Good size double bedroom at the front of the home has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes offer your storage solution.

#### BEDROOM 2 11' 11" x 10' 0" (3.64m x 3.05m)

Another double has fitted carpet, uPVC double glazed window, radiator and power points.

#### BEDROOM 3 8' 7" x 8' 0" (2.64m x 2.44m)

Last but certainly not least... Fitted carpet, uPVC double glazed window, radiator and power points.

#### BATHROOM

Suite comprises low level WC, vanity unit with inset basin, panelled bath and cubicle with electric shower. Fitted carpet, opaque uPVC double glazed window, radiator and extractor.

#### OUTSIDE

Laid to lawn frontage is well maintained with pedestrian path, shingle border and gate to the front of the home. Driveway provides off-road parking and leads to the GARAGE with power and light. Gated access leads to the mainly laid to lawn rear garden with patio area perfect for alfresco dining and an array of mature trees and shrubs. Timber shed offers your external storage solution and greenhouse provides the perfect place for you to nurture your own; outside lighting.

**EAST SUFFOLK COUNCIL TAX - BAND C**  
**ENERGY PERFORMANCE CERTIFICATE RATING - D**

The key to a better move



LINDA CLOSE, CORTON, NR32 5JD  
TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for 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.  
Made with Metropix i2021

Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: [info@angeandco.co.uk](mailto:info@angeandco.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

