



Oakwood House  
124 Corton Long Lane | Corton | Suffolk | NR32 5HD

# DRESSED TO IMPRESS



“Everything about this property is impressive – the location, the size, the finish and the plot.

Just a couple of minutes away from the beach, on a highly desirable road,

it has access to woodland at the rear and sits opposite the village playing field.

It’s totally private and beautifully tucked away and has been carefully and thoughtfully maintained over the years.

The family-friendly accommodation is spacious and versatile and the secluded, south-facing garden a delight.”





# KEY FEATURES

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- A Beautifully Presented Executive Family Home, located in the Village of Corton and just a Short Walk to the Beach
- Benefitting from Five Bedrooms all with En-Suite Facilities; One of which is on the Ground Floor with a Walk-In Wardrobe
- Four Reception Rooms which includes a Cinema Room and Study
- Kitchen/Breakfast Room open to the Garden Room; Separate Utility Room and WC
- The Property is accessed by Electric Security Gates
- Attractive and Spacious Rear Garden backing on to Woodland
- The Plot measures just over 0.5 of an acre
- Large Driveway with Ample Parking for Multiple Vehicles
- Double Detached Garage
- The Accommodation extends to 3,868sq.ft
- Energy Rating: B

Built in 2008, this property has been in the same ownership since new and has been a much-loved home during this time. With five en-suite bedrooms and four receptions, plus a study, there's enormous flexibility here and it's a home that will rise to every occasion with ease.

## Location, Location, Location

The position of this property is hard to beat. On a lovely road in Corton, it's set well back, hidden from view behind mature trees and hedging. The houses along here are nicely spaced out in generous plots and it's beautifully green. Opposite this house you'll see the village playing field, with the village hall on the far side. At the end of the road is the main road through Corton that runs parallel to the coast - you can walk to the beach in just a few minutes. The village also has a playground, a primary school, a pub serving delicious food, and there are many different leisure amenities nearby, as this is a popular spot with holidaymakers. If the beach isn't your bag, perhaps the woods will appeal. You can reach them through a gate in the back garden and head off to walk the dog or go for a run - or just enjoy the tranquility and the wildlife across the nature reserve.







# KEY FEATURES

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## Great Versatility

Step inside and reception hall sets the tone, as it's spacious and airy, welcoming and bright. To one side you have a lovely ground floor bedroom suite with a walk-in wardrobe and double doors onto the garden beyond. This bedroom is perfect as guest accommodation, tucked well away from the rest of the house, or for older children who want their own space. Next to it is a cinema room that would also work well as a snug or spacious sitting room along with the bedroom suite. At the far end of the property you'll find the main sitting room, again with doors onto the south-facing garden. Another set of doors opens onto the formal dining room, so you can use this as one large space when you're entertaining. There's a fully-fitted study with a window to the front, so it's ideal for anyone working from home and if you have client meetings.

## A Home To Enjoy

In the middle of the house you'll find the heart - the impressive kitchen breakfast room, with plenty of space for seating and dining and open plan to the garden room beyond. This is an incredible part of the property and one that's sure to be a winner for today's lifestyles. It's the place where children can grab a snack and make a start on their homework while parents cook dinner, where guests can chat over a drink while you whip up a feast in the kitchen, or where you can enjoy a lazy weekend brunch looking out over the garden. The garden beyond is completely private, backing onto a woodland nature reserve, and is very sunny. The owners have kept it low maintenance, so it's easy to look after and you have time to sit out and enjoy it! Upstairs are four of the bedroom suites, all good size doubles. The front bedrooms look out over the village playing field and the rear over the trees. All four have built-in storage, so this is a very practical house too, with a place for everything.















































# INFORMATION

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## On The Doorstep

Living here, you benefit from being just a short walk to the beach and local facilities like the restaurants, bars and activities that people come here to enjoy on their holidays. With Woodland, Nature Reserves and Sandy Beaches nearby you really are spoilt for choice with places to explore, walk dogs and watch wildlife.

## How Far Is It To?

The nearest town is Lowestoft with all its local amenities, shopping and beautiful sandy beach. The Lowestoft train station offers links to both Norwich and Ipswich and onward to London. Oulton Broad is 3 miles away with its nature reserves, marshes, choice of shops, cafés, parks and access to the Broads. The popular market town of Beccles is a short 11 mile drive away and the vibrant cathedral city of Norwich is just 28 miles North West with its international airport and ever increasing shopping and leisure facilities.

## Directions

From the Beccles office, head out of town on the A146 towards Lowestoft. Continue to follow the A146 through Oulton Broad until you reach the Shell Garage Roundabout and take the 2nd exit onto Normanston Drive. At the next roundabout, take the first left onto Peto Way, at the next roundabout take the 2nd exit onto Millennium Way and follow this round through the next set of traffic lights and when you reach the next roundabout, take the 2nd exit and continue on Millennium Way until you reach the next roundabout. Take the 3rd exit onto Corton Long Lane. Follow this road almost to the junction. The property will be found on the right hand side.

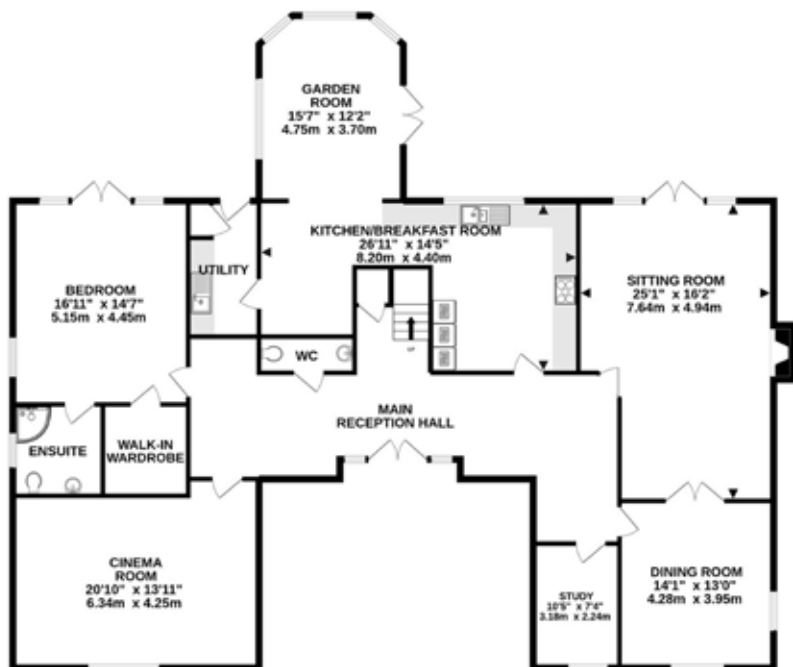
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[snippets.spearings.takers](#)

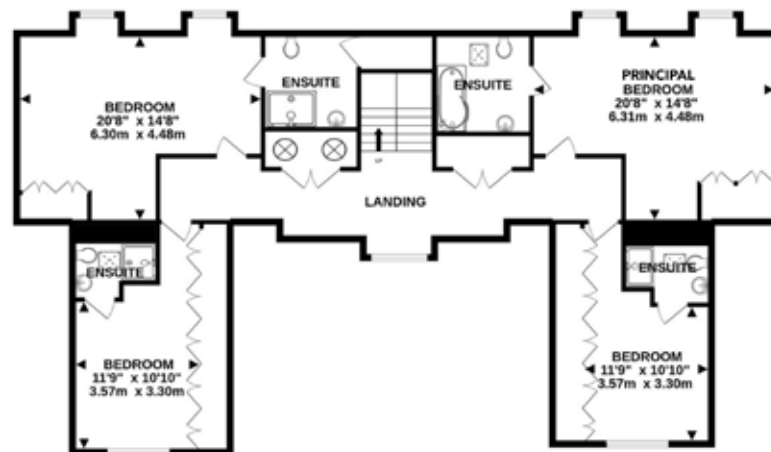
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band G  
Freehold

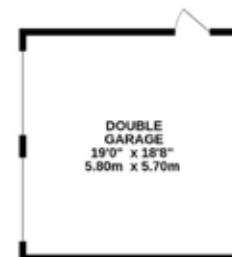




GROUND FLOOR  
2309 sq.ft. (214.5 sq.m.) approx.



1ST FLOOR  
1559 sq.ft. (144.9 sq.m.) approx.



GARAGE  
355 sq.ft. (33.0 sq.m.) approx.

TOTAL FLOOR AREA : 4223 sq.ft. (392.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			
England, Scotland & Wales		EU Directive	2002/91/EC

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