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£525,000



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25 The Woodlands Corton, NR32 5EZ

- EXECUTIVE STYLE DETACHED RESIDENCE
- EPC
- MASTER ENSUITE
- EXTENDED 'OPEN-PLAN' KITCHEN
- OVER 2,300 SQ FT of LIVING
- SOUGHT AFTER NEIGHBOURHOOD
- 'WORK FROM HOME' OFFICE TO REAR
- BEAUTIFUL GARDEN
- FOUR BEDROOMS
- PLANS & PERMISSION TO EXTEND OVER GARAGE

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch 9' 5" x 4' 6" (2.88m x 1.37m)

Through the modern part-glazed door into the porch of this magnificent executive family home. A further uPVC sealed unit double glazed window allows even more daylight in. There's a fitted carpet and a large double door cupboard, perfect to hang up your coats and kick off your shoes. There's a fitted carpet and another part-glazed door leads you into your...

Hall

From your spacious Hallway, doors lead off to all first floor rooms, laminate is laid to floor, a radiator is featured and your carpeted staircase leads you up to all first floor rooms.

Cloakroom WC 5' 10" x 5' 10" (1.78m x 1.78m)

Essential for the family is the downstairs loo! This one features a low level WC, pedestal sink, radiator and vinyl floor covering. A small window allows extra daylight in from the front.

Lounge 20' 4" x 13' 9" (6.19m x 4.20m)

Over 20ft long, your Lounge features two uPVC sealed unit double glazed windows, fitted carpet, two radiators and feature fireplace with gas fire installed.

Sitting Room 13' 9" x 11' 9" (4.20m x 3.58m)

A lovely luxury to have an extra Reception Room with beautiful views over your rear Garden through the patio doors. A radiator and fitted carpet also included.

Kitchen/Breakfast Room 11' 9" x 11' 9" (3.58m x 3.58m)

Open Plan to the extended part of the house, your Kitchen features a range of base and wall units fitted to two walls complete with beech shaker style doors and drawers, a marble effect worktop and large centre island. Appliances include an integrated dishwasher, range cooker with extractor hood over and there's ample space for you large fridge freezer. There's a one and a half bowl sink situated under your uPVC sealed unit double glazed window overlooks your rear garden, there's a radiator, tilelock flooring and an opening leads you into your ...

Dining Room 13' 8" x 14' 8" (4.17m x 4.48m)

This stunning Dining Room is an addition and has created a wonderful Kitchen Dining experience. A set of uPVC sealed unit french doors lead out to your rear Garden, there's underfloor heating and ample space for your large dining suite and perfect for family time or dinner parties.

Utility Room 9' 4" x 7' 1" (2.85m x 2.16m)

Located off the Kitchen, your Utility Room features a range of base and larger units with space and plumbing for your automatic washing machine and tumble dryer. An internal door leads you in to your ...

Double Garage 18' 1" x 17' 2" (5.52m x 5.22m)

Your Double Garage features two up-and-over doors, plenty of storage, power and light.

FIRST FLOOR

Landing

Halfway up the stairs, a uPVC sealed unit double glazed

window allows plenty of natural daylight in. There's a fitted carpet and doors lead off to all Bedrooms and family Bathroom.

Master Bedroom 20' 4" x 13' 9" (6.19m x 4.20m)

Mirroring the size of the Lounge below, your spacious Master features a uPVC sealed unit double glazed window to front aspect, large built in wardrobes, fitted carpet and radiators. A door leads you into your ...

Ensuite 6' 1" x 4' 10" (1.85m x 1.47m)

The perfect place to visit first thing in the morning and last thing at night is your very own Ensuite. Complete with a modern contemporary suite comprising of a corner shower cubicle with power shower, low level WC and vanity wash hand basin. There's also an opaque uPVC sealed unit double glazed window, vinyl flooring and towel rail radiator.

Bedroom 2 13' 8" x 11' 9" (4.16m x 3.59m)

Located to the rear of the property with gorgeous views over your rear Garden through the uPVC sealed unit double glazed window. There's also a fitted carpet and radiator.

Bedroom 3 11' 10" x 8' 10" (3.60m x 2.69m)

Bedroom 3 is also located to the rear of the property with a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bathroom 8' 9" x 6' 7" (2.66m x 2.01m)

A suite comprising of a panel bath with shower and screen over, large vanity sink and low level WC. An opaque uPVC sealed unit double glazed window, heated towel rail and vinyl flooring also featured.

Bedroom 4

The smallest of the four is still a good size and includes a uPVC sealed unit double glazed window, fitted carpet and radiator.

OUTSIDE

Front Garden and Driveway

Plenty of curb appeal here with an asphalt driveway leading up to your Garage and front door. Hedgerows either side and your Garden is mainly laid to lawn.

Rear Garden

Beautifully private and not overlooked, your rear Garden is enclosed by tall hedges and is mainly laid to lawn with a large patio adjacent to the rear of the house. There's also 4m square storage shed, perfect for all your garden tools etc.

Office 15' 6" x 9' 4" (4.72m x 2.84m)

This insulated Home Office has been constructed at the end of the Garden and features double glazing, plenty of power and light and does have excellent broadband capability.

Planning Permission Granted

Plans have need drawn up to extend the first floor over the Dining Room allowing for an extra ensuite Bedroom.

SUMMARY

This is a substantially extended property with plans to extend even further if required. It is also situated on one of the most sought after neighbourhoods in North Lowestoft. All this with over 2,300 sq ft of living. To view, call the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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SUBSTANTIALLY EXTENDED EXECUTIVE STYLE DETACHED RESIDENCE

A delightful 4 bedroom family home located in one of the most sought after Cul-de-Sacs on the Suffolk coast. Set on an ample plot, your accommodation comprises of two Reception Rooms, beautiful 'Open-Plan' style Kitchen Dining experience, Cloakroom WC, Utility and Double Garage on the ground floor, while upstairs, four good size Bedrooms, one with Ensuite and Family Bathroom. An insulated home office has been created in the rear Garden, complete with power, light and excellent broadband facility. Perfect in these 'working from home' times we live in.

PLANNING PERMISSION TO EXTEND OVER THE GARAGE ALSO INCLUDED

LOCATION AND AMENITIES

Corton is a small village set right on the coast just off the A47 on the Norfolk/Suffolk border between Lowestoft and Great Yarmouth. Many local amenities such as two restaurants, Tesco and Aldi superstores are available locally, plus beautiful Suffolk countryside are right on your doorstep and offers direct village access to the beach and stunning coastline. A good public transport network is also available.

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



25 THE WOODLANDS, CORTON

TOTAL FLOOR AREA : 2276 sq.ft. (211.5 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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