



20 The Woodlands
Corton | Suffolk | NR32 5EY

FINE & COUNTRY

PUTTING DOWN ROOTS



“A much-loved family home in a highly-desirable location, spacious and light throughout, sitting in lovely, private south-facing gardens just a short distance from the beach. Walk to the park or through the woods, stroll along the sands or unwind and relax away from it all.”



KEY FEATURES

- A Beautifully Presented Detached Family Home, located along a Desirable Road In Corton
- Within Close Proximity to the Beach and Amenities
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room and Separate Utility
- Groundfloor Generous Cloakroom and WC
- Three Reception Rooms including a Fabulous Orangery with Underfloor Heating
- Attractive Private and Well Stocked Rear Garden with Summer House, Shed and Children's Playhouse
- Double Garage; Brickweave Drive; Ample Parking for 3 Plus Cars
- The Accommodation extends to 2,151sq.ft
- Energy Rating: D

This is a delightfully bright and welcoming modern home, with only two owners from new. Set in the popular village of Corton, it's walking distance from all amenities and not far from the beach and it offers ample space, both inside and out, for a family or for a couple who love to host family and friends. Sociable and comfortable, this is a real find.

Settling Down

This impressive home was built in the late 1980s and the current owners moved here with their two young children over 30 years ago, with the windows being replaced just 5 years ago. This has been the place where they have raised their family, celebrated special occasions and milestones and have seen their children fly the nest. As they now downsize, you have the chance to enjoy all that this beautiful home has to offer. The majority of the houses in The Woodlands were originally built by a local builder.

A Superb Setting

It was the location that initially attracted the owners to the property. Being set down a quiet cul-de-sac, you don't have passing traffic and it's pleasingly peaceful. You feel as though you're in your own little world when you're out in the garden, well away from it all. The owners have a greenhouse and vegetable beds and love to grow their own. There's lots of colour and interest in this secluded sunny spot, including glorious magnolias and fragrant roses.





KEY FEATURES

Head down the road and you'll find the rugby club and cricket club opposite. You're less than a five minute drive from the beach or a short walk to the woods, so there are lovely places to explore, walk and cycle. The village centre is around the same distance and has a primary school, playground, village hall and more.

Family Friendly

The house is very well proportioned and has a flow that works well for family life. The main sitting room is large and bright, with a feature brick tiled chimney wall above a stone fireplace, housing a modern electric remote control living flame fire. There's a good size dining room to the rear of the house, currently used as a second sitting room, with french doors to the south leading onto the garden beyond. The kitchen is next to this and the owners have opened this up and added a stunning orangery with bifold doors and underfloor heating, so you have a spectacular family or entertaining space that's flooded with sunlight. It also gives you plenty of choice as to how you use the rooms and means the property can adapt to every stage of family life. Upstairs, there are three double bedrooms and a good size single. The principal bedroom is particularly impressive, as it's the same size as the main sitting room and has built-in storage and an en-suite. The integral double garage can be reached via the utility room within the house and has electric roller doors, water supply with a large sink and a generous amount of electric sockets. You'll also find a very handy 7.2kw electric charging point installed undercover in the porch.





























INFORMATION



On The Doorstep

Corton is just walking distance to the nearby beach. The village has several shops, restaurants and a local Primary School. There are several coastal park resorts which have additional leisure amenities available for public use. Pleasurewood Hills Amusement Park is a short drive away. There are woodland walks nearby as well as playing areas for the children.

How Far Is It To?

Somerleyton, gateway to the Broads National Park, is under 5 miles away and is home to Somerleyton Hall and Gardens. The beautiful vibrant cathedral city of Norwich is approximately 27 miles to the west on either the A47 or A146 via Beccles, which is 12 miles away. Norwich has shopping centres, cultural and leisure facilities and restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions - Please Scan The QR Code Below

Head out of Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad and pick up the A1117. Continue onto Corton Long Lane/B1385. Turn right onto Old Lane. Turn left onto Woodlands . Continue along this road and the property will be found on the right hand side.

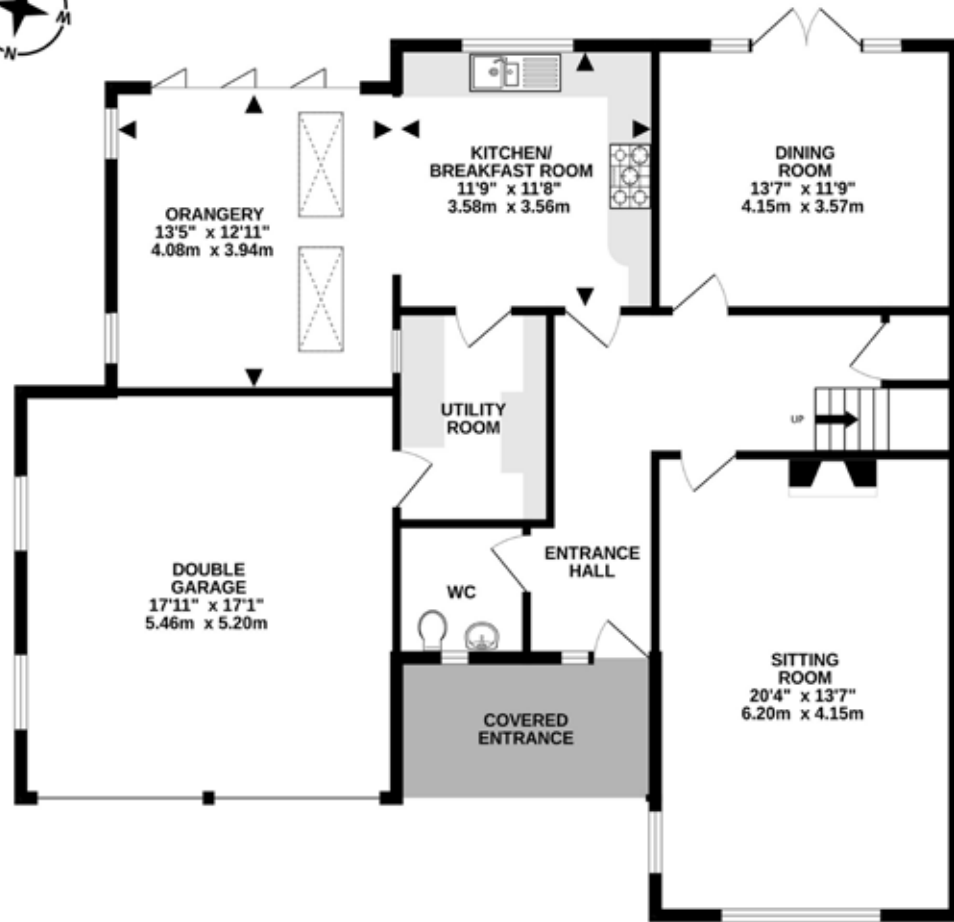
What Three Words Location

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...[suspend.printer.crumbles](https://www.suspendprinter.com/crumbles)

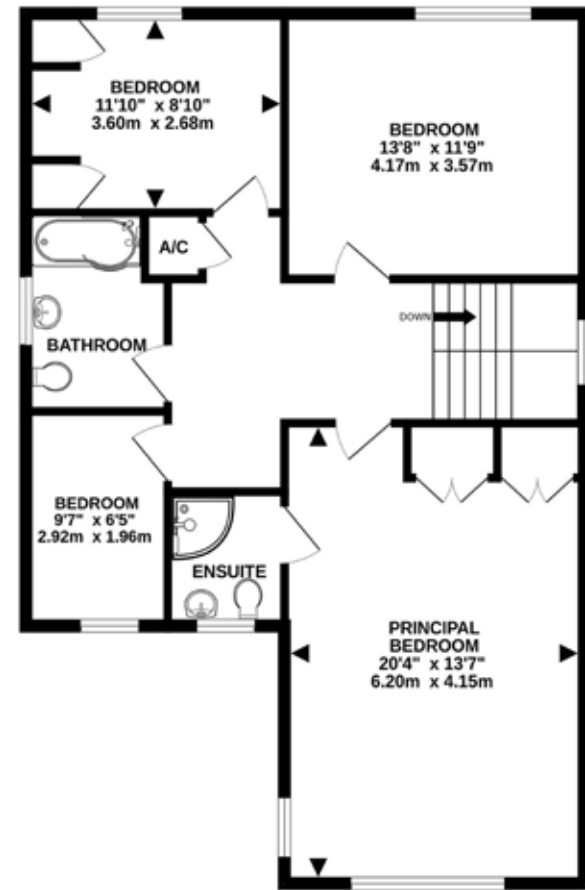
Services, District Council and Tenure

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





GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.

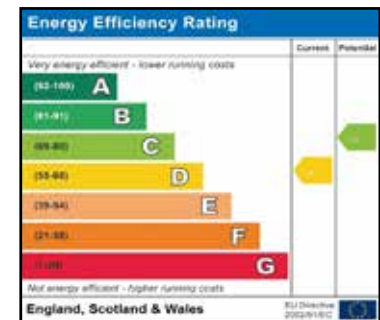


1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.

TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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
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