



56 Corton Long Lane  
Corton | Suffolk | NR32 5HB

FINE & COUNTRY

# MEETING EVERY NEED



“The perfect family home for all ages, offering an enormous amount of space, inside and out, beautifully positioned on one of the area’s most desirable roads.

Near to the beach, the shops, good schools, and looking out across fields and paddocks – this is a place with so much to offer! Centred around a fabulous contemporary kitchen, there’s plenty of potential here to make it whatever you want it to be, a house that can effortlessly rise to every occasion.”



# KEY FEATURES

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- A Large Detached Family Home, located along a Desirable Road in Corton
- Six Bedrooms; Two Bathrooms
- Principal Bedroom with En-Suite, Balcony and Sun Terrace
- Two Receptions Rooms and Two Large Conservatories
- Open Plan Kitchen/Dining Room and Separate Utility Room
- Double Garage and Generous Size Driveway with Ample Off Road Parking
- Large South Facing Garden
- The Accommodation extends to 3,071sq.ft
- Energy Rating: C

Set well back from the road with a long drive and private gardens to the south, this home impresses right from the start. The owners have found it to meet their changing needs as their children have grown and to provide all the space they needed for family life and social occasions alike. Walk to the beach, the woods, the playground, the supermarket – it's all on the doorstep here.

## Space To Call Your Own

Entering the bright and contemporary hallway gives a sign as to what's to come. Certainly it made a great first impression on the owners when they came to view – the house just keeps on opening up, with more rooms to explore, and the layout is one that can easily adapt. To your left is a study and ground floor bedroom that the owners have used as a playroom in the past. To your right is a hallway with storage and a ground floor cloakroom, leading on to a spacious utility. But it's the kitchen, straight ahead of you, that makes the biggest impression. The owners have opened up the kitchen and dining room to create a wonderfully sociable family and entertaining space. Double doors lead into the south-facing sitting room beyond, with sliding doors into the conservatory, currently with a snooker table, which shows just how large the room is! This in turn has double doors onto a garden room with a hot tub – kick back and relax taking in the views over the sunny private garden. Upstairs, five good size bedrooms await, the master also benefitting from a large en-suite with corner bath and access to a sunny roof terrace.





# KEY FEATURES

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## Putting Down Roots

It's easy to see this working well as a home for a young family, with life centred around the kitchen that forms the literal heart of this home. You can keep an eye on little ones playing in the garden, the conservatory or the sitting room from here. If you have teens, there's room for everyone to spread out and you won't get under each other's feet, but you still have room to host a crowd in comfort. What the owners have done here with the kitchen and entrance hall shows that this home has potential to be a magnificent modern masterpiece if that's what you're looking for. A neighbouring home has been transformed in this way, so there's a precedent here, but equally you could move straight in and enjoy it all right away. The owners have many happy memories of raising their girls here and the house is crying out for another family to make the most of all that it has to offer.

## Sunny Delight

The garden is a delight, with a raised terrace wrapping around the back of the house, looking down the south-facing and secluded lawn. There's room for children to play, to camp out or to have a trampoline. Explore a little further and you'll find a further garden behind the hedge where the owners kept animals and pets – this would be great as a working area or even if you wanted to install a home gym or office at the end of the garden. To the front of the property, there's ample parking for a good number of cars and you're well set back from the road, so it's nice and quiet. There's a livery yard opposite, so you look out over paddocks and horses, which makes for a lovely green view. Take a walk down the road and you'll find the woods, the playground, the village hall, the beach and the highly-regarded village primary. This area is popular with holidaymakers, attracted to the golden sands, but there's a strong year-round community too and a lovely village feel. When you need more amenities, the A47 is close by and makes it so easy to get out and about across the wider area. Altogether, this property offers you the best of all worlds, with access to coast, countryside, village and town.

































# 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 - Please Scan The QR Code Below

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 round about 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 and the property will be found on the right hand side.

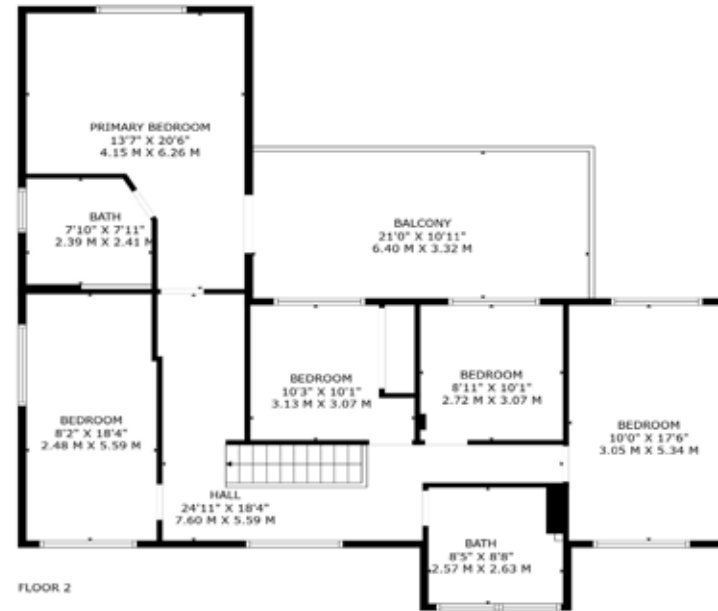
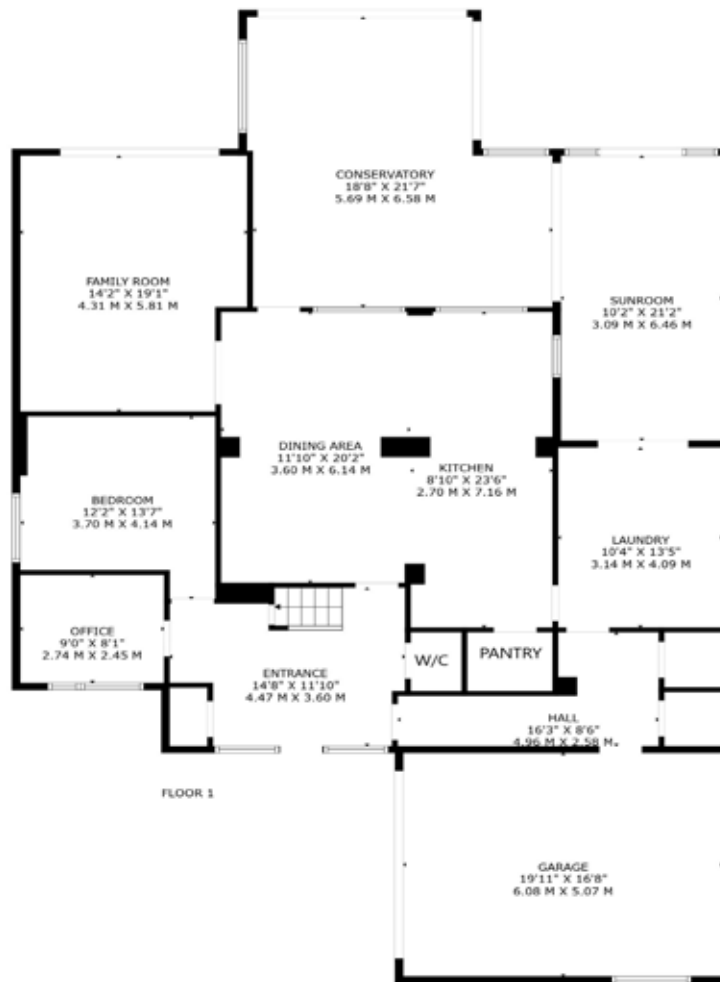
## What Three Words Location

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... [amps.fall.revived](#)

## Services, District Council and Tenure

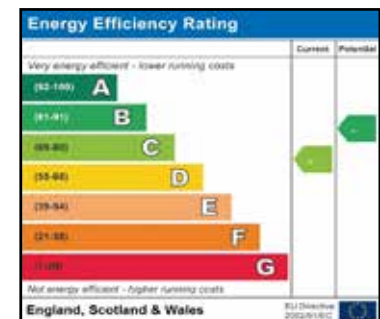
Gas Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band F  
Freehold





**GROSS INTERNAL AREA**  
**FLOOR 1: 1981 sq. ft, 184 m<sup>2</sup>, FLOOR 2: 1090 sq. ft, 101 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 332 sq. ft, 31 m<sup>2</sup>, BALCONY: 229 sq. ft, 21 m<sup>2</sup>**  
**TOTAL: 3071 sq. ft, 285 m<sup>2</sup>**  
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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