



110 Corton Road
Lowestoft | Suffolk | NR32 4PS

FINE & COUNTRY

AN UNBEATABLE OUTLOOK



“Sea views don’t get better than this!
Standing proud on one of the area’s most prestigious roads,
this family-friendly property offers breathtaking views out over the cliffs and across the sea.
You’ll find it hard to tear your gaze away, but you should, because the house itself also has plenty to offer,
with spacious and bright rooms and a lovely sunny garden.
Being so private yet so close to the town is an added bonus.”



KEY FEATURES

- A Well Presented Detached Family Home, located along a Desirable Road with Envious Sea Views
- Four Bedrooms; Two Bath/Shower Rooms
- One of the Bedrooms benefits from access to the Roof Terrace/ Garden
- Three Reception Rooms, Atrium Area and a Study
- Kitchen/Breakfast Room with Separate Utility Room and Boot Room
- Large Garden benefitting from Views over the Beach and the Sea Beyond
- Double Garage and Ample Off Road Parking for Several Vehicles
- The Accommodation extends to 2,685sq.ft
- Energy Rating: C

The view here is truly exceptional and the house has been designed to make the most of it. Whether looking out from your bedroom or sitting on the roof terrace, the sea stretching before you, it's an outlook you'll never tire of. The house sits in a generous plot, close to the town but tucked away to the north, close to Corton and Lowestoft beaches and Gunton woods, so you really do have it all on the doorstep.

Location, Location, Location

The house has been in the same ownership for almost four decades. The family moved here when their children were young and it's been a very happy home. They bought without setting foot inside, knowing that the location was exactly what they had always hoped for. The house did need some work and the family extended it significantly to meet their needs, then continuing to upgrade it over the years, so it still feels fresh and welcoming today. In fact, over the years, three generations of the family have spent time here making memories – and perhaps it's this that gives the house its friendly feel.

Meeting Every Need

It's certainly a place that lends itself to life in a large family or to social occasions. There are several reception rooms that flow one into the other if you open up the double doors. This means that day to day everyone can have their own space, but when you do host a party, the house comfortably accommodates a good number. It's full of light too, as one of the receptions has a large roof lantern that allows the sunshine to pour in.





KEY FEATURES

There's a useful study where you can tuck yourself away, a magnificent sitting room with sliding doors framing views over the garden, plus practical areas for your laundry and muddy boots, coming in from those winter dog walks. All the rooms are well proportioned and this makes for a home that's enormously flexible. Want a playroom for your little ones? Done. A hobby space, music room or library? You could even have all three! Upstairs, three of the bedrooms are good size doubles, all with built-in storage, while the fourth is a generous single. There's a door onto the roof terrace from the master bedroom too, making the most of the property's position. There's also scope to extend out each side, over the ground floor extensions, if you're looking for more bedrooms. Alternatively, the ground floor study would make an excellent bedroom, especially as it's next to the shower room.

Town, Coast And Country

You feel very secluded here and as though you're well away from it all, yet the property is surprisingly well connected. There are parks and playing fields, various coastal environments for nature and birdwatching, in addition to the cliffs and the beach. The local primary school is around a mile away, with a choice of supermarkets just a short drive from your front door. You can stroll into the town and explore all the eateries and leisure facilities that are so popular with holidaymakers, whilst still being part of a year-round community. "You can work from home all day and not see a soul, but if you want some company, the town is on the doorstep. It's a lovely balance of tranquility and accessibility."

























INFORMATION



On The Doorstep

Living here, you benefit from elevated sea views 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 of 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 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/ A1117. At the following roundabout take the 3rd exit onto A1114 and at the next roundabout continue onto St Peters Street/A1114. Keep left at the next roundabout and take the next left onto Jubilee Way/ A47. After approx. half a mile take the turning on the right onto Corton Road and the property will be found on the right hand side.

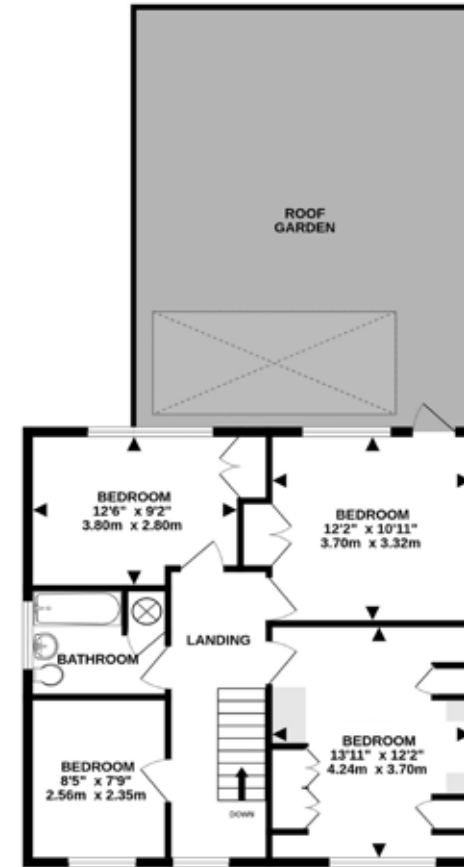
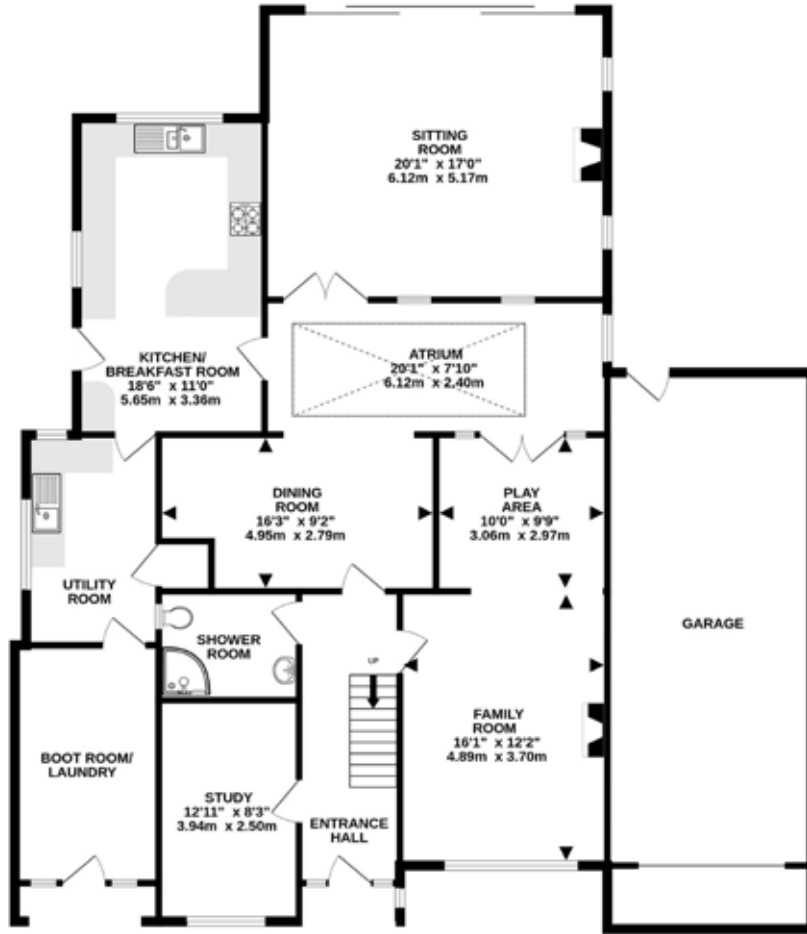
What Three Words Location

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... [teach.horn.rugs](https://www.teach.horn.rugs)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band F
Freehold





GROUND FLOOR
2023 sq.ft. (187.9 sq.m.) approx.

1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.

TOTAL FLOOR AREA : 2685 sq.ft. (249.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs		69	80

England & Wales EU Directive 2002/91/EC
www.epec.co.uk

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.





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