



15 Corton Road
Lowestoft | Suffolk | NR32 4PJ

FINE & COUNTRY

A COASTAL CLASSIC



“All the elegance of the Edwardian era, with wonderful proportions and unspoilt features, this is an attractive and spacious home. A sunny landscaped garden with entertaining area, plus off-road parking, all on one of the area’s most pretty and prestigious roads – what more could you ask for? It’s a stone’s throw from the beach and walking distance from shops, schools and sports facilities, so whatever you’re looking for, you’ll find it here!”



KEY FEATURES

- A Semi-Detached Edwardian House with Original Features Throughout, a Short Walk from the Beach
- The Accommodation is arranged over Three Floors
- Five Double Bedrooms, Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen with Separate Utility Room and WC
- Adjoining Breakfast Room with a Further Two Reception Rooms
- Original Features include Wooden Floors, Fireplaces, Panelled Ceilings, Picture Rails and Stained Glass Windows
- South Facing Garden with a Lovely Outside Entertaining Space
- Garage/Workshop plus Off Road Parking for One Vehicle
- The Accommodation extends to 1,994sq.ft
- Energy Rating: D

If you've always dreamed of life in a gorgeous period home by the sea, look no further! This is a truly beautiful property in a highly desirable area, a short stroll from a fabulous sandy beach. The house itself has many original features but also provides modern comforts and works brilliantly for family life and social occasions alike, offering enormous flexibility.

Beautifully Restored

This semi-detached three-storey Edwardian house stands proud on a street lined with handsome period homes. In an enviable corner plot with a garage and off-road parking, it's well placed for easy access to the town, but also offers a surprising degree of privacy. The location and character drew the owners here and during their time at the property they have redecorated throughout and made several improvements, whilst retaining the beautiful original features – wooden floorboards, fireplaces, stained glass, decorative ceilings and more.





KEY FEATURES

Family Friendly

The front sitting room has a box bay window typical of the period, filling the room with light. There's a formal dining room beyond this, currently used as a home office and study, then a good size breakfast room which leads onto the well-equipped kitchen. A utility room and cloakroom right at the back of the house make it practical too – you can come in from walking your dog on the beach and dry off your canine companion before they go through to the rest of the house. The rooms here are large enough to host family and friends, but also offer great flexibility to adapt to each stage of family life, with the option of a snug for teens or a playroom for little ones. All five bedrooms are spacious enough for a double bed, with an ensuite for the principal bedroom and a family bathroom with both bath and shower for the other bedrooms. The two bedrooms on the top floor are ideal for teens or as guest accommodation.

Sunny And Well Situated

One of the owners is a keen gardener and has enjoyed enhancing the landscaping work carried out by previous occupants. The owners have created an outdoor entertaining area with dining under a pergola, leading onto the main lawn, which faces south. The garden is mainly walled, with a beautiful wisteria growing on the trellised top and offering a high degree of privacy. Gates lead to a private driveway with a garage that doubles as a workshop. Although you have parking, you don't actually need a car living here, as you can walk almost anywhere, with good bus and rail links too. North beach is a favourite spot for the owners, and is quiet throughout most of the year, so you can enjoy walks, picnics or a paddle. You also have schools, shops, sports facilities and more on the doorstep, so children can gain independence quickly and parents don't have to be a taxi service!

























INFORMATION



On The Doorstep

Living here, you benefit from being a short stroll from 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 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 left hand side.

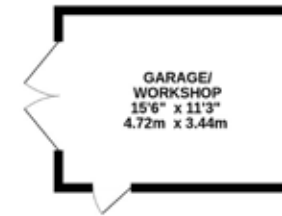
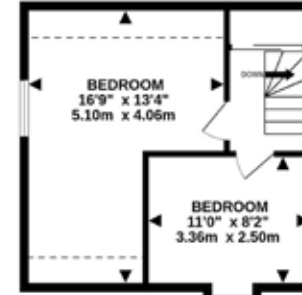
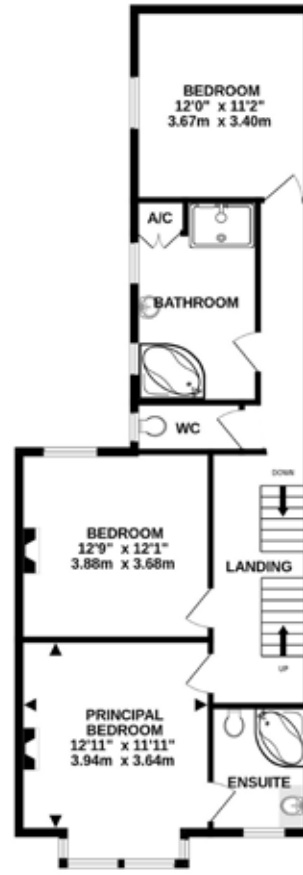
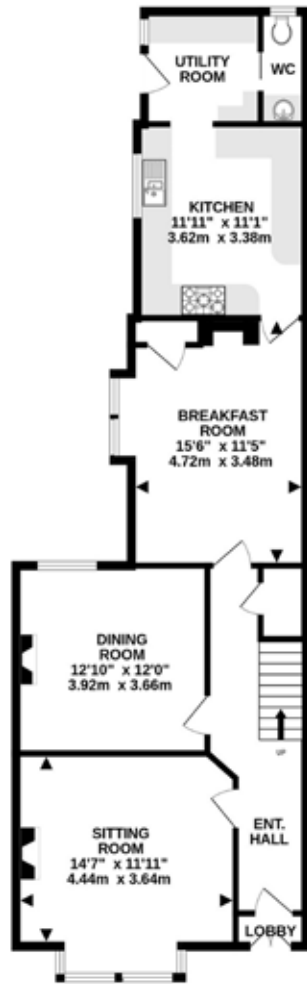
What Three Words Location

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....
[label.nearly.sings](https://www.threewords.com/)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast 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 - Tax Band: D
Freehold





FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING): 1994 sq.ft. (185.2 sq.m.) approx.
TOTAL FLOOR AREA: 2170 sq.ft. (201.6 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
 Made with Metropix ©2024

NB: DASHED AREA DENOTES RESTRICTED HEAD HEIGHT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		81
(91-93)	B		
(84-90)	C		
(65-83)	D	60	
(55-64)	E		
(21-54)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epecs.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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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.

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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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