

72 Corton Road
Lowestoft
NR32 4PP



ATTIK
CITY | COUNTRY | COAST

72 Corton Road

Guide Price £450,000

THE 1970s DETACHED PROPERTY 200M FROM THE BEACH...

West-facing and with a wide frontage, the house is almost twice as wide as it is deep. A sweeping, in-out driveway accommodates several cars, alongside the integral double garage. An internal entrance lobby that's almost 5m wide is almost a room in itself, perfect for shedding outdoor clothes and footwear, rubbing down dogs or just as an airlock to keep the house warm on winter days. This opens into an equally spacious, central entrance hall. The 200m2 (approx.) ground floor footprint comprises lounge, dining room, kitchen, utility, downstairs WC, master bedroom suite and integral double garage, plus the hall and entrance porch. Upstairs are two further bedrooms – all three being generous doubles – and a family bathroom. The large windows and open stair balustrade which are so typical of 1970s architecture makes the rooms light and bright throughout, with an abundance of storage.

The lounge is a well-proportioned 27m2 with an open fireplace, large window to the front and wall of glazing with patio doors leading into the part-brick, part-glazed conservatory to the side, which is South-facing. Behind the lounge is the master suite – the largest bedroom, with three built-in double wardrobes and an ensuite that has a bath and shower over. Currently set up with two single beds and a sofa, this is a huge room with windows to the side and rear. Also off the hall and to the rear of the property is a dining room which would easily accommodate a table of eight, and a large kitchen with plenty of units, an integrated fridge, warm air heating and a '70s serving hatch between the two rooms. The utility leads off the kitchen and is spacious enough for a dishwasher and extra fridge/freezer as well as the requisite laundry appliances, with a door leading into the side alley and rear garden. The double garage is also accessed from the hall and has the potential to be converted into additional living space, or another ground floor bedroom. Upstairs there are two double bedrooms and a family bathroom, with additional storage cupboards on the landing. There is obvious potential to extend this first floor over the garage, kitchen, and utility on one side, and/or over the lounge and master suite on the other side, creating a vast family home with a total area of up to 400m2.

There is a large garden to the rear and, on a higher level, to the South side where a summer house takes full advantage of the Southerly aspect. Mature planting and hedges ensure the lower garden is completely private.

This property will not only appeal to a buyer wishing to preserve the original 1970s features and decor – all in great condition – but also to a buyer who values the potential to bring it up to date and potentially develop it into a larger, contemporary family home a stone's throw from the beach and with proximity to all the amenities of Lowestoft.

Agents Notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

Local Authority
East Suffolk

Council Tax Band E

EPC Rating D

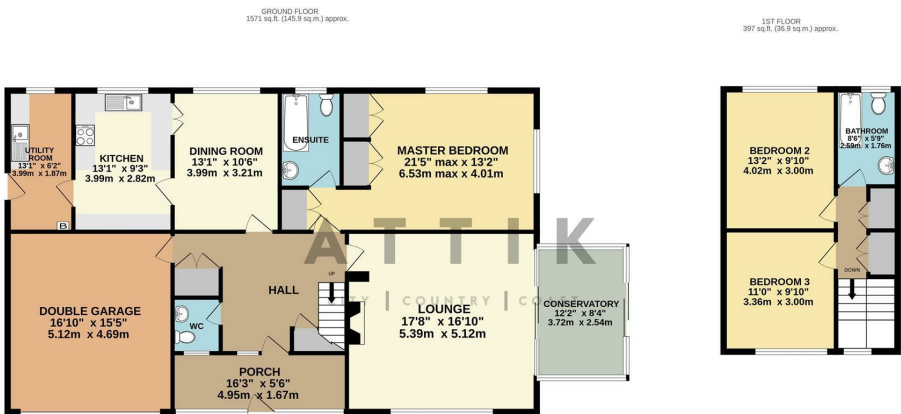


Contact

01986 899532

enquiries@attikccc.co.uk

www.attikccc.co.uk



TOTAL FLOOR AREA : 1968 sq.ft. (182.8 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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