



Nigan Station Road
Corton, Lowestoft, NR32 5HQ
Asking Price £650,000



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Aldreds are delighted to offer this substantial four/five bedroom detached executive home, set in a highly desirable Corton location, within walking distance of Corton Woods & Nature Reserve and the North Lowestoft beaches. This impressive residence occupies approximately 0.7 acres of gardens, with a generous frontage providing ample off-road parking for multiple vehicles. The well-planned and extensive accommodation includes an entrance hall, study/bedroom five, formal dining room, large lounge and a spacious kitchen opening into an open-plan breakfast room. Further ground-floor features include a utility room, WC, and conservatory. To the first floor, a wide central landing leads to four bedrooms and a family bathroom. The master bedroom benefits from an ensuite shower room, while bedroom two features a walk-in dressing room. Bedroom three provides access to a versatile first-floor garden/games room. Externally, the property offers a range of outbuildings including an integral garage, two carports, timber sheds, and greenhouses. Additional benefits include oil fired central heating, occupier owned solar panels, external CCTV, internal intruder alarm system and large feature double-glazed windows, enhancing both comfort and natural light throughout. Early viewing is strongly recommended to fully appreciate the size, setting, and versatility of this outstanding family home.

Wide Entrance Hall

Engineered timber flooring, feature central gallery staircase, impressive large aspect full height sealed unit double glazed windows, radiator, power points, full length walk-in cloaks cupboard.

Study

7'2" x 8'4" (2.19 x 2.56)

Engineered timber flooring, power points, fitted cupboard & bookshelves, radiator, large aspect uPVC window.

Formal Dining Room

9'6" x 11'10" (2.9 x 3.63)

Engineered timber flooring, coved ceiling, power points, radiator, large aspect uPVC window.

Lounge

18'8" x 20'3" (max) (5.69 x 6.18 (max))

Fitted carpet, double aspect uPVC windows, full length radiators, power points, tv point, coved ceiling, wall mounted living flame electric fire.

Kitchen

9'11" x 17'3" (3.03 x 5.28)

Engineered timber flooring, a range of fitted kitchen units with extended granite overlay work surfaces, double stainless steel sink with single drainer, granite panel splashbacks, Range cooker space, double width extraction cooker hood, full length walk-in pantry cupboard, large aspect uPVC window, coved ceiling.

Breakfast Room

8'10" x 9'11" (2.7 x 3.04)

Engineered timber flooring, large aspect uPVC window, double uPVC patio style doors leading out to rear garden, radiator, power points, tv point, wide opening leading to kitchen.

Utility Room

11'6" x 7'4" (3.52 x 2.24)

Ceramic tiled flooring, recess and plumbing for automatic washing machine and dishwasher, space & plumbing for American style fridge/freezer, full length heated towel rail, uPVC window, uPVC stable door leading out to rear garden, uPVC door leading to conservatory.

Ground Floor WC

Ceramic tiled flooring, low level WC, wall mounted sink with tiled splashbacks, uPVC window.

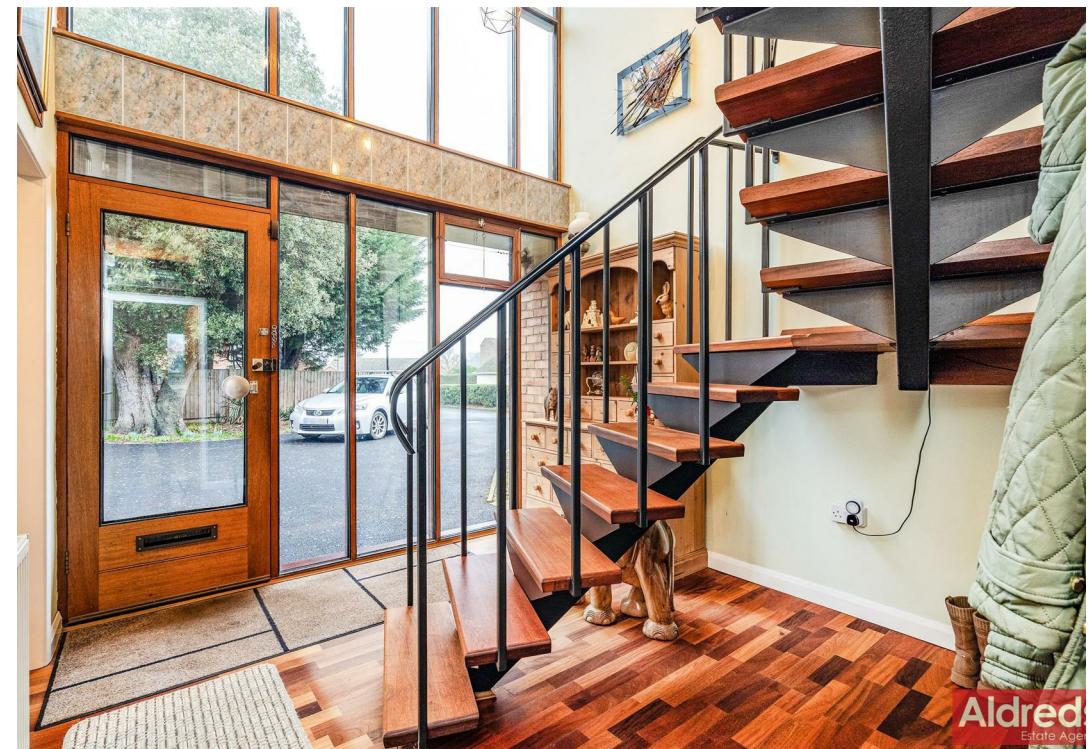
Conservatory

13'1" x 9'3" (3.99 x 2.83)

Ceramic tiled flooring, pitched polycarbonate roof, large aspect uPVC windows overlooking the gardens, double doors leading to the patio seating area, radiator, power points.

First Floor Wide 'L' Shaped Central Landing

Fitted carpet, coved ceiling, loft access leading to insulated loft space.





Aldreds
Estate Agents

Bedroom 1

12'11" x 16'5" (3.95 x 5.01)

Fitted carpet, large aspect uPVC window, radiator, power points, tv point.

Ensuite Shower Room

Vinyl flooring, a modern shower suite comprising a fully tiled double width shower cubicle, full length heated towel rail, low level WC, pedestal sink, fully tiled walls, uPVC window.

Bedroom 2

17'5" x 9'11" (5.32 x 3.04)

Fitted carpet, coved ceiling, double aspect uPVC windows, radiators, power points, door leading to:-

Walk-in Dressing Room

7'9" x 10'6" (2.37 x 3.21)

Fitted carpet, uPVC window, radiator, power points, a full range of fitted cupboards/wardrobes including the hot water tank & immersion heater.

Bedroom 3

13'5" x 10'0" (4.10 x 3.05)

Fitted carpet, coved ceiling, uPVC window, radiator, power points.

Bedroom 4

15'3" x 7'3" (4.65 x 2.21)

Fitted carpet, radiator, power points, uPVC window, uPVC door leading to:-

First Floor Garden Room

10'10" x 15'10" (3.32 x 4.85)

Timber effect vinyl flooring, large aspect uPVC windows, polycarbonate roof, power points. (This room would be ideal as a games room or playroom)

Family Bathroom

Vinyl flooring, a modern fitted bath and shower suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level WC, part tiled walls, uPVC window, radiator.

Outside

To the front of the property there is a long private tarmac driveway leading down to the property which then widens providing ample off road parking, brick built garage along with a brick and timber built pitched roof carport, a further side carport providing further enclosed parking, double timber stable-style gates leading into the gardens, all enclosed by timber fencing with lawned and shrub surrounds. Outside to the rear there is approximately 0.7 acres of very private and extensive lawned gardens both to the rear and wrapping round to the side of the property, external boiler house, designated vegetable planting area, fish pond, mature trees plus fruit trees, two patio seating areas, two sheds plus a Wendy house, greenhouse plus greenhouse tunnel, double timber stable-style gates leading to the front driveway.

Tenure

Freehold

Services

Mains water, electricity, oil, drainage.

Council Tax

Band 'E'

Ref: L2545/02/26



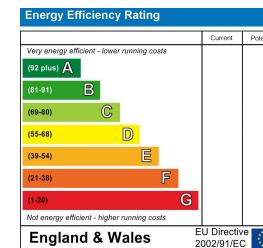
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432

if you wish to arrange a viewing appointment for this property or require further information.

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