

**Aldreds**  
Estate Agents



8 Colman Road  
Corton, Lowestoft, NR32 5HH  
Asking Price £240,000



## 8 Colman Road

Corton, Lowestoft, NR32 5HH

Aldreds are delighted to offer this exceptionally well-presented three-bedroom home, situated in the highly sought-after village of Corton, within easy walking distance of the beach and the woodland nature reserve. The accommodation is beautifully maintained throughout and comprises an inviting entrance hall, a spacious dual-aspect living room featuring an attractive cast iron log burner, a modern open-plan kitchen/dining room, and a practical utility room. To the first floor, a central landing provides access to three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a substantial brick-weave driveway to the front, offering ample off-road parking for multiple vehicles. To the rear is a superbly presented enclosed garden, predominantly laid to lawn and complemented by a range of useful outbuildings and an impressive external kitchen, creating an ideal space for outdoor entertaining. Further benefits include gas-fired central heating, uPVC double glazing, and tasteful neutral décor throughout. Properties of this calibre, offering such high standards of presentation together with generous outdoor space, rarely come to the market. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

### Entrance Hall

Fitted entrance carpet, laminate flooring, feature vaulted flat plastered ceiling, stairs off to the first floor, radiator, entrance door.

### Lounge

15'8" x 11'3" (4.8 x 3.45)

Laminate flooring, double aspect Upvc windows, radiator, coved ceiling, power points, T.V point, beautiful brick and timber fireplace with tiled hearth and inset cast iron log burner, full length built in storage cupboards with a further array of low level storage cupboards.

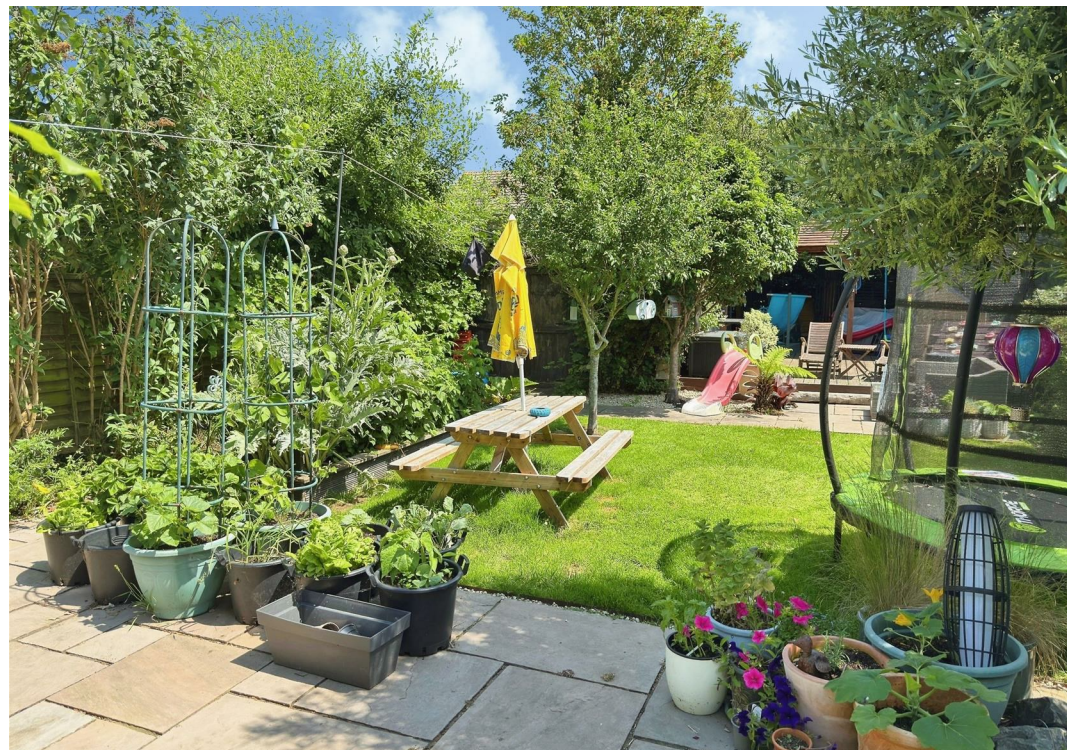
### Kitchen/Diner

15'8" x 10'5" (4.8 x 3.2)

Laminate tiled flooring, range of modern quality fitted kitchen units with extended work surfaces, eye level Neff oven, four burner Bosch induction hob, Neff vertical extraction cooker hood, power points, tiled splash backs, integral dishwasher and wine cooler, space for an american style fridge/freezer, double stainless steel sink with single drainer, central island with further range of fitted drawer units, breakfast bar, full length feature radiator, double aspect Upvc windows, flat plastered and coved ceiling, inset spot lighting, door leading out to the rear garden.

### Utility Room

Laminate flooring, plumbing and recess for washing machine and dishwasher.





### First Floor

Full size central landing with fitted carpet, Upvc window, full length cupboard housing the energy efficient combination boiler, radiator, loft access leading to useful boarded loft space with pull down ladder.

### Bedroom 1

11'9" x 12'1" (3.6 x 3.7)

Fitted carpet, picture rails, Upvc window, radiator, power points, T.V point.

### Bedroom 2

11'6" x 9'10" (3.52 x 3.01)

Fitted carpet, Upvc window, radiator, power points, full range of quality fitted cupboards, wardrobes and drawers.

### Bedroom 3

7'10" x 6'11" (2.41 x 2.12)

Laminate flooring, full range of quality fitted wardrobes and drawers, radiator, power points, Upvc window.

### Family Bathroom

Timber effect vinyl flooring, quality fitted bathroom suite comprising of a round bowl vanity sink unit, panel bath with shower over enclosed by glass screen, low level W.C, part tiled walls, flat plastered ceiling, Upvc window & heated towel rail.

### Outside To The Front

There is a wide brick weave driveway providing ample off road parking for a variety of cars or leisure vehicles.

### Outside To The Rear

There is a beautifully presented lawned garden with 2 patio seating areas, external kitchen which has a BBQ and pizza ovens with designated space for BBQ & pizza ovens, substantial timber and felt workshop with a range of power points and lighting, further concrete storage shed, greenhouse, full range of specimen flowers and shrub borders enclosed by high timber fencing with a very private and rear and side aspect.

### Services And Tenure

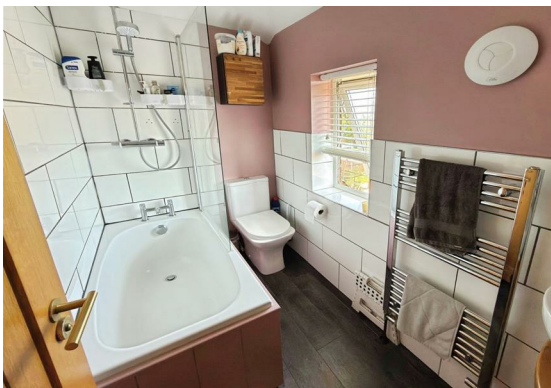
Freehold

Mains Gas Electric Water And Drains

Council Tax Band - B

Rear Garden Does Have An Access Path For The Neighbour.

Ref: L2644/06/26



## Floor Plan



## Area Map



## 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.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA