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**The Woodlands**  
Corton, Lowestoft, Suffolk, NR32 5EZ  
**£400,000**

SOUGHT AFTER cul-de-sac in Corton is home to this DETACHED chalet style home, offered for sale with NO ONWARD CHAIN. Comprising an entrance hallway, cloakroom / WC, study, 27FT lounge, opening into the dining room; kitchen / breakfast room & CONSERVATORY / utility. 4 SEPARATE bedrooms, bathroom & ENSUITE to master. MANICURED GARDENS, driveway & DOUBLE GARAGE.

\* NO CHAIN \*

### HALLWAY

Through the front door you enter this spacious and versatile family home. With doors to various rooms and a built-in cupboard which offers your storage solution and houses the gas meter and consumer unit.

### CLOAKROOM / WC

Low level WC and wash basin; tiled flooring and opaque uPVC double glazed window.

### RECEPTION / STUDY

11' 0" x 7' 2" (3.37m x 2.19m)

Currently used as a study however offers a multitude of purposes. Fitted carpet, uPVC double glazed window, radiator and power points.

### LOUNGE

27' 9" x 12' 1" (8.48m x 3.69m)

Substantial reception room offers much space and a triple aspect with uPVC double glazed windows to the front & side along with a large double glazed sliding door to the rear garden. This fantastic room features fitted carpet, radiator, TV, power points and open-fire with surround. Large opening into the...

### DINING ROOM

10' 9" x 13' 5" (3.28m x 4.11m)

Overlooking the rear garden the dining room features fitted carpet, double glazed window, radiator, power points and a built-in understair cupboard offers storage.



**KITCHEN / BREAKFAST**

15' 10" x 3' 11" (4.84m x 1.20m)

Excellent size, open-plan with several wall and base units with worktop, breakfast bar; inset sink / drainer. Appliances include a built-in double oven with gas hob and extractor fan over; dishwasher and fridge. Vinyl flooring, window, radiator, power points and a built-in cupboard houses the gas central heating / domestic hot water boiler. Door into the...

**CONSERVATORY / UTILITY**

20' 0" x 8' 10" (6.12m x 2.71m)

Versatile room gives another reception area and a utility area providing space / plumbing for your chosen appliances. Part brick, uPVC double glazed windows and polycarbonate roofing; tiled flooring, radiator, power points and door out to the rear garden.

**FIRST FLOOR - LANDING**

Carpeted stairs to the first floor with doors to all bedrooms, bathroom and the airing cupboard houses the immersion tank. Fitted carpet, power points and loft access in situ.

**MASTER BEDROOM**

16' 1" x 12' 1" (4.91m x 3.70m)

Large double bedroom has the answer to your storage solutions with a dressing area and courtesy mirror; overlooking the front of the home through the uPVC double glazed window this excellent size bedroom has fitted carpet, radiator, power points and built-in wardrobes. Door into the...

**ENSUITE BATHROOM**

12' 0" x 6' 6" (3.67m x 1.99m)

Much space with a white suite comprising a vanity unit with inset sink, low level WC and enclosed corner cubicle with mains shower. Tiled top to toe; opaque uPVC double glazed window and heated towel radiator.

**BEDROOM 2**

10' 11" x 10' 11" (3.35m x 3.33m)

Good size double bedroom has a front aspect and features fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

**BEDROOM 3**

11' 3" x 11' 0" (3.43m x 3.36m)

Another double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

**BEDROOM 4**

10' 4" x 7' 9" (3.17m x 2.38m)

Last but by no means least this bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobe.

**BATHROOM**

8' 1" x 7' 2" (2.47m x 2.19m)

Vanity unit with double sinks, Low level WC, bidet and a panelled bath with mains shower. Vinyl flooring, opaque uPVC double glazed window and radiator.

**OUTSIDE****FRONT**

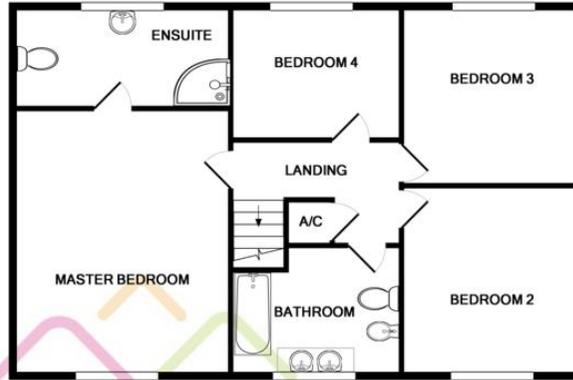
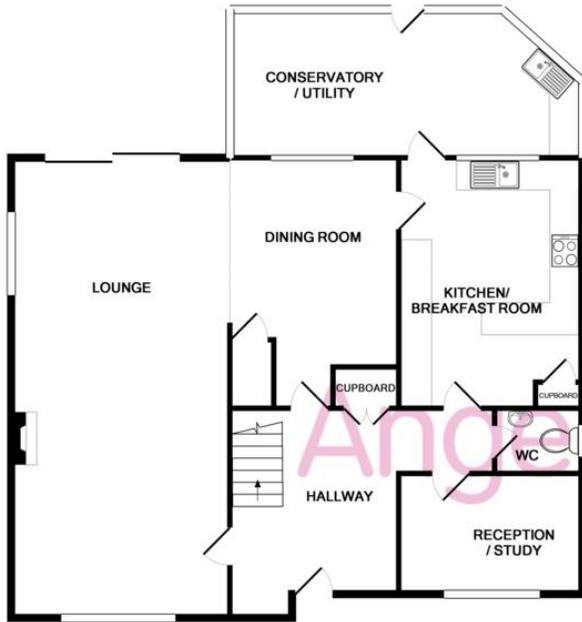
Attractive frontage has a horseshoe 'in and out' driveway with lawn and inset shrubs. Side driveway provides further off road parking and leads to the rear garden and the...

**DOUBLE GARAGE 27' 3" x 16' 2" (8.33m x 4.94m)**

Brick built double garage has vehicular up and over door. Light, power points, window, personal side door and a butler sink with running water to the rear of the garage gives a workshop space.

**REAR GARDEN**

Landscaped garden is well maintained and manicured; predominantly laid to lawn with flowerbeds and patio area with pergola over. Outside lighting, water tap and greenhouse and a further side store gives storage.



THE WOODLANDS, CORTON, LOWESTOFT  
TOTAL APPROX. FLOOR AREA 1900 SQ.FT. (176.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Services**  
**SOUGHT AFTER CUL-DE-SAC  
DETACHED HOME**  
**East Suffolk Council Tax - E  
EPC Rating - D**

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