



12 Manor Park Road, Corton

Lowestoft



Minors & Brady

12 Manor Park Road

Corton, Lowestoft

Set at the end of a quiet cul-de-sac in the village of Corton, this beautifully presented chalet bungalow offers a relaxed and comfortable way of living, with light-filled interiors and adaptable spaces that suit both busy routines and quieter days at home. The layout flows naturally, with generous living areas that open to a well-established garden designed for easy outdoor enjoyment, from peaceful mornings under the pergola to unhurried evenings with family and friends. Four versatile bedrooms, a spacious dining room with French doors, a characterful living room with an open fireplace, a thoughtfully designed Howdens kitchen and a large utility room all contribute to a home that feels practical and welcoming in equal measure. A wide driveway, garage with further potential and recent updates including a new boiler add to its everyday convenience, while the setting places you close to village amenities, green spaces and the Suffolk coastline, creating an appealing option for anyone seeking a home that supports a balanced, enjoyable lifestyle.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



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- Positioned at the end of a quiet cul-de-sac in the sought-after coastal village of Corton, lies this beautifully presented chalet bungalow
- Showcasing 1,201sqft of spacious and flexible accommodation that is ideal for growing families looking for a property that can easily adapt to your own preferences
- New boiler installed in November 2024
- Comfortable, light-filled living room accentuated by an open fireplace and French doors that open out to the garden
- Howdens kitchen equipped with shaker-style cabinetry, solid oak worktops, a double butler sink, an integrated oven, a pull out bin and space for a fridge/freezer
- Large dining room with French doors that creates a seamless flow between the indoor and outdoor spaces, perfect for hosting during the summer months
- 14ft utility room that creates a functional space for additional storage and laundry appliances
- Four well-proportioned bedrooms across both floors, with the flexibility to have a home office, a dressing room or a guest room
- A private, well-established garden that is well-maintained, featuring a sheltered decked terrace for seating, a laid to lawn, blossom trees, plum trees and a variety of colourful shrubs
- A vast shingle driveway providing off-road parking for up to five vehicles, leading directly to the garage for workshop or storage use



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Manor Park Road sits in a quiet pocket of Corton, a coastal Suffolk village known for its relaxed pace and easy access to the outdoors. The road is only a short walk from the clifftop paths that overlook Corton's stretch of the North Sea, giving residents quick access to the beach and the coastal footpaths that run south toward Lowestoft. Day-to-day needs are covered locally: Corton has a convenience store and a couple of pubs, while the nearest full supermarkets, Tesco Superstore and Morrisons in north Lowestoft, are roughly a 5-10 minute drive.

Families tend to look toward Corton Church of England Primary School, Gunton Primary Academy, and Ormiston Denes Academy for secondary education, all within easy reach. Transport links are straightforward, with the A47 close by for routes toward Great Yarmouth and Norwich, and regular bus services connecting the village to Lowestoft. Corton Woods sits just west of the village, offering a sheltered green space for walking, dog-friendly trails, and a change of scenery from the coastline. Altogether, Manor Park Road offers a setting that balances coastal living with practical access to shops, schools, and commuter routes.



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Positioned at the end of a quiet cul-de-sac in the sought-after coastal village of Corton, this beautifully presented chalet bungalow offers a calm and comfortable setting with generous, flexible accommodation. With 1,201 sqft of well-arranged living space and a new boiler installed in November 2024, the property is ready for its next owners to settle in and make it their own.

The entrance hall creates an immediate sense of welcome, bright and inviting, with a useful storage cupboard. From here, the living room provides a relaxing everyday space, filled with natural light from French doors that open directly onto the garden. An open fireplace adds character and warmth, making the room feel homely throughout the seasons.

The kitchen is fitted with Howdens shaker-style cabinetry and solid oak worktops, offering a timeless and practical workspace. A double butler sink, integrated oven, pull-out bin and space for a fridge/freezer ensure the room functions smoothly, while a stable door leads through to the dining room. This generous dining area is ideal for hosting, with French doors that allow the garden to become part of the living space during the warmer months.

A particularly valuable feature is the large utility room, providing excellent storage and space for laundry appliances, helping to keep the main living areas organised.



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Across the two floors are four well-proportioned bedrooms, offering a high degree of versatility. Whether needed as sleeping accommodation, a home office, a dressing room or a guest room, the layout supports a range of lifestyles. The first floor includes two bedrooms, one enhanced by a Velux window that draws in natural light. The family bathroom is located on the ground floor and includes a panelled bathtub with shower attachment, hand wash basin, toilet, skylight window and a built-in cupboard.

The rear garden is a private and well-established outdoor space, thoughtfully arranged for both relaxation and practical use. A sheltered pergola with a decked terrace provides an inviting area for seating and alfresco dining, while a shingle section offers an additional spot to unwind. The lawn is bordered by blossom trees, Victorian plum trees, wisteria, pear and apple trees, raspberry plants and a variety of colourful shrubs. A timber storage shed sits neatly to one side.

To the front, a wide shingle driveway offers parking for up to five vehicles and leads directly to the garage, suitable for storage or workshop use. For those seeking further living space, the garage presents potential for conversion, subject to the necessary permissions.

This is a home that offers comfort, practicality and a peaceful setting within a well-connected coastal village. With its adaptable layout, established garden and quiet position, it will appeal to buyers looking for a property that supports both everyday living and future possibilities.

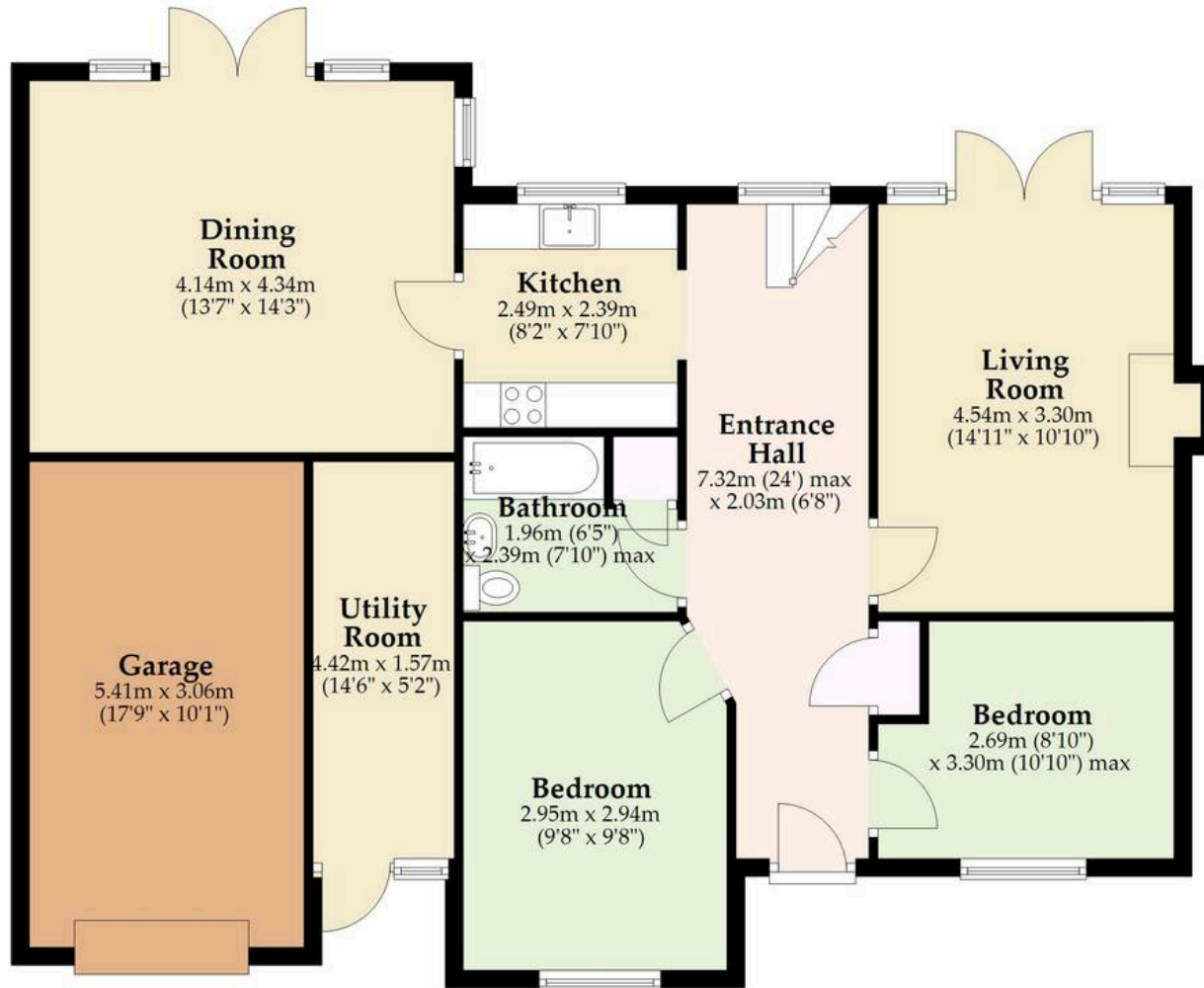


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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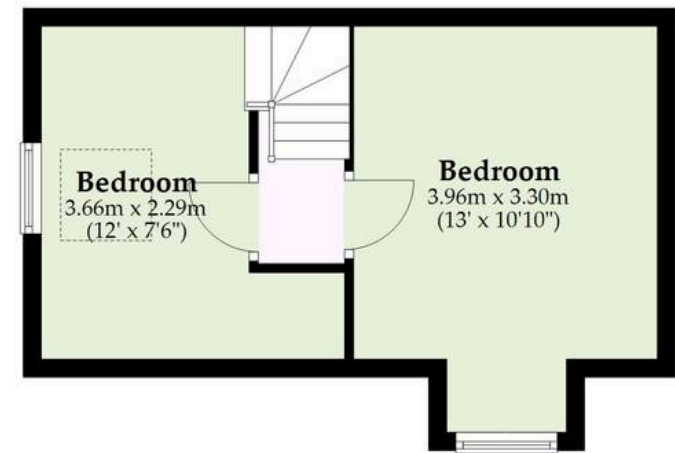
Ground Floor

Approx. 87.2 sq. metres (939.1 sq. feet)
(excluding Garage)



First Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



Total area: approx. 111.6 sq. metres (1201.6 sq. feet)

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.

Plan produced using PlanUp.

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