



Church Road, Kessingland Lowestoft NR33 7TQ

welcome to

Church Road, Kessingland Lowestoft

****IDEAL FOR MULTI-GENERATIONAL LIVING**** William H Brown are thrilled to offer this unique bungalow in the Large Village of the Year 2023 Winner, Kessingland.



Ground Floor – Bungalow

Accommodation

Entrance Porch

Double glazed Front door entering into property and door leading into Hallway, Carpet flooring.

Entrance Hall

Doors leading to Bedrooms and Bathrooms, Access to Dining room which access is then granted to adjoining Reception rooms, Radiator, Carpet flooring.

Dining Room

10' 4" x 7' 2" Plus Bay (3.15m x 2.18m Plus Bay)
Double glazed Bay window to Front aspect, Doors leading to Kitchen and Lounge, Radiator, Power points, Carpet flooring.

Lounge

18' 5" x 11' 7" (5.61m x 3.53m)
Double glazed window to Front aspect, Double glazed doors leading to Garden room, Feature fireplace, Radiator, Carpet flooring.

Kitchen

10' 6" x 8' 10" (3.20m x 2.69m)
Double glazed window to Garden room, Fully tiled walls, Fitted Kitchen units and work surfaces, Sink and drainer unit, Integrated Electric Hob, Oven and Grill, Integrated 50/50 Fridge Freezer, Spotlights, Carpet flooring.

Utility Room

9' 8" x 8' 2" (2.95m x 2.49m)
Double glazed Rear door to Garden, Partially tiled walls, Fitted units and work tops, Sink and drainer unit, Built in airing cupboard, Plumbing for washing machine, Carpet flooring.

Garden Room

22' 4" x 8' 10" (6.81m x 2.69m)
Double glazed windows and Double doors leading to Garden, Power points, Radiator, Carpet flooring.

Office

5' 9" Plus Wardrobe x 5' 5" (1.75m Plus Wardrobe x 1.65m)
Double glazed window to Rear aspect, Sliding mirrored wardrobe, Power point, TV Point, Radiator, Carpet flooring.

Wc

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Vanity unit.

Bedroom 1

17' 10" x 11' 3" (5.44m x 3.43m)
Double glazed window to Rear and Side aspect, Double bedroom, Bespoke Fitted Units and Wardrobes, Wash hand basin, Power points, Radiator, Carpet flooring.

En Suite

Double glazed window to Rear aspect, Fully tiled walls, Toilet, His and Her sinks, Bidet, Sunken Bath, Walk in Shower, Towel radiator, Shaving point, Extractor fan.

Bedroom 2

14' 5" x 11' 7" (4.39m x 3.53m)
Double glazed window to Front and Side aspects, Door to En Suite, Double bedroom, Two radiators, Power points, Carpet flooring.

En Suite

Partially tiled walls, Toilet, Wash hand basin, Shower cubicle with Over head shower, Extractor fan.

Outside

Front Garden

Gated driveway leading to Integral double garage, Multi-aspect plot with landscaped lawn and mature shrubbery to Front aspect. Oval gated Side access.

Rear Garden

Patio leading to lawn with raised flower beds and Summer house. Wrap around garden with low BBQ Patio space to side.

Garage

19' 2" x 17' (5.84m x 5.18m)
Integral double door garage with automatic door mechanism, Radiator, Window to Side aspect, Worktop and Built in storage units and multiple power points.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Church Road, Kessingland Lowestoft

- ** Guide Price £450,000 - £475,000 **
- Two Double Bedroom Detached Bungalow
- Potential For Development
- Spacious Plot
- Adjacent access to Open Fields and Dog Walking Route
- Peaceful Village Location
- Walking distance to Kessingland Beach

Tenure: Freehold EPC Rating: D



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

guide price

£450,000 - £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW107837 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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