



Crick Cottage Church Road, Kessingland Lowestoft NR33 7SB

welcome to

Crick Cottage Church Road, Kessingland Lowestoft

William H Brown showcase this exciting opportunity to purchase this TWO DOUBLE bedroom DETACHED family home on Church Road, Kessingland - within walking distance to the beach. The property is well presented throughout with an enclosed well-kept garden and off road parking available to the front.



William H Brown Lowestoft are excited to present this TWO DOUBLE bedroom, DETACHED family home on Church Road, Kessingland. Its location means the seaside is within walking distance from your front door - to make the most of at your leisure. Other accessible village local amenities are provided, such as; pubs, convenience store, pharmacy and vets. Being situated close to A roads means neighbouring towns such as Southwold, Beccles and Lowestoft are all easily commutable. To the front of the property is a brickweave driveway, suitable for a couple of vehicles and access to the Front door into the home. You step into to a welcoming entrance hall, with stairs leading to the first floor landing and access granted to the Downstairs WC or Kitchen. The Kitchen is modern with ample cupboard space and features a sleek integrated oven and hob. The lounge is accessible via the Kitchen through double doors which means when entertaining you can create interlinking social flow into one another or kept separate. The lounge is spacious, allowing in an abundance of natural light and granting access to the Rear garden. Being fully enclosed gives this well maintained and aesthetically pleasing garden the gift of privacy. Upstairs boasts two DOUBLE bedrooms with the main bedroom also benefiting from a built in wardrobe space. Both have access to the family bathroom which houses a matching three piece suite- with a bath with over head shower. Suiting a range of buyers we recommend viewing TODAY !

Accommodation

Ground Floor

Entrance Hall

Double glazed door to Front into property, Access to Kitchen and Downstairs WC, Carpeted stairs leading to Landing aspect, Power points, Laminate wood effect flooring.

Downstairs Wc

Toilet, Wash hand basin, Plumbing for washing machine, Laminate wood effect flooring.

Kitchen

11' 10" x 6' 7" (3.61m x 2.01m)
Double glazed window to Rear aspect, Partially tiled walls, Fitted Kitchen units and work surfaces, Sink and drainer unit, Under unit lighting, Integrated electric hob and Oven, Integrated slim dishwasher, Laminate wood effect flooring.

Lounge

12' 11" x 11' 4" (3.94m x 3.45m)
Double glazed window and door to Rear garden, Paneled walls, Power points, Laminate wood effect flooring.

First Floor

Landing

Doors leading to Bedrooms 1 & 2 and Bathroom, Carpet flooring.

Bedroom 1

11' 10" x 10' (3.61m x 3.05m)
Double glazed window to Front aspect, Double bedroom, Built in wardrobe, Power points, Carpet flooring.

Bedroom 2

12' 1" x 8' 2" Max (3.68m x 2.49m Max)
Double glazed window to Rear aspect, Double bedroom, Radiator, Carpet flooring.

Bathroom

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with over head shower, Radiator, Laminate wood effect flooring.

Outside

Front Garden

Brickweave driveway to Front leading to Outdoor Porch.

Rear Garden

Side access to Front garden, Pathway to Rear with grass to Side aspect, Fully enclosed. Gate to Rear leading to private garden.



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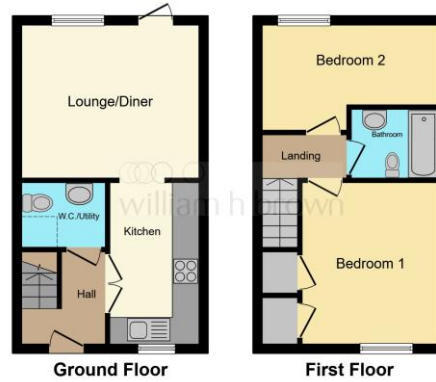
Crick Cottage Church Road, Kessingland Lowestoft

- Two Double Bedrooms Detached Home
- Double Driveway to Front aspect
- Modern Kitchen with Integrated Oven
- Lounge with Panelled Walls and Access to Rear Garden
- Popular Village Location Close to the Coast
- Fully Enclosed Garden with Privacy Garden
- Downstairs WC and Upstairs Bathroom
- Suitable for a Range of Buyers

Tenure: Freehold EPC Rating: C

offers over

£249.950



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:
LOW108084 - 0002

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.

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