



Hall Road, Kessingland Lowestoft NR33 7PP

welcome to

Hall Road, Kessingland Lowestoft

We are excited to present this THREE bedroom, DETACHED Bungalow located in the popular village of Kessingland. The property boasts spacious Lounge/Diner, Kitchen with Integrated Oven and Hob, An enclosed Rear garden with laid lawn and patio area and parking via side driveway and single garage.



William H Brown are pleased to offer this charming 3-bedroom DETACHED Bungalow, nestled harmoniously in the sought-after coastal village of Kessingland. From the moment you step inside, you'll be greeted by the spacious bedrooms and a sleek, contemporary fitted shower room, designed to elevate your everyday living experience. The kitchen, complete with fitted appliances, beckons for culinary adventures and social gatherings alike. The spacious front room offers a great space to unwind featuring a character fireplace upon entering. Outside, practicality meets relaxation with a front garden, side driveway, and single garage providing ample parking and storage space, while the enclosed south-facing rear garden offers a serene outdoor escape. Don't miss out on the opportunity to experience coastal living at its finest - contact William H Brown today to arrange a viewing and make this charming bungalow your own.

Accommodation

Ground Floor – Bungalow

Entrance Hall

Access to all rooms with Reception rooms on the Right hand side and Bedrooms and Shower room on the left, Storage Cupboard, Loft access, Radiator, Fitted Carpet.

Lounge/ Diner

20' 4" x 14' 3" (6.20m x 4.34m)

Two double glazed window to Front aspect, Electric fireplace, Two radiators, Power points, Fitted Carpet flooring.

Kitchen

9' 4" x 8' 7" (2.84m x 2.62m)

Double glazed window to Side aspect, Door to Side aspect, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Oven and Electric hob, Cookerhood, Washing machine plumbing, Radiator, Power points, Lino flooring.

Bedroom 1

13' 4" x 9' 4" (4.06m x 2.84m)

Double glazed window to Rear aspect, Radiator, Power points, Fitted carpet flooring.

Bedroom 2

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to Rear aspect, Radiator, Power points, Fitted carpet flooring.

Bedroom 3

8' 5" x 6' 9" (2.57m x 2.06m)

Double glazed window to Side aspect, Storage cupboard, Radiator, Fitted Carpet flooring.

Shower Room

Toilet, Wash hand basin, Shower cubicle with Electric shower, Storage cupboard, Extractor fan, Lino flooring.

Outside

Front Garden

Brick wall enclosed Front garden, Laid lawn, Side brickweave driveway leading to Single Garage.

Rear Garden

Enclosed Rear Garden, Summer house, Single garage to Side aspect, Pathway and Patio, Laid lawn, Side access gate to the Front of the property.

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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Hall Road, Kessingland Lowestoft

- Three Bedroom DETACHED Bungalow
- Desirable Village Location
- Driveway and Garage
- Spacious Lounge/ Diner
- Walk in Shower Cubicle
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D



£295,000

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108037 - 0003

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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