



**Lloyds Avenue, Kessingland Lowestoft NR33 7TT**

**welcome to**

**Lloyds Avenue, Kessingland Lowestoft**

**\*\*SPACIOUS PLOT\*\*** William H Brown are delighted to present this charming Two Bedroom Bungalow, located in the popular village of Kessingland. This home boasts space, both inside and out, with an extensive plot available! Please call 01502 585998 to view today!



## Accommodation

### Ground Floor – Bungalow

#### **Entrance Porch**

Entrance door into the porch and another door into the Lounge of the property, Tiled flooring.

#### **Lounge**

16' 7" x 12' 2" ( 5.05m x 3.71m )

Double glazed window to Front aspect, Access to all, Exposed brick chimney, Radiator, Laminate wood effect flooring.

#### **Hall**

Access to Kitchen/Diner, Both Bedrooms, Shower room, Loft hatch (Loft is insulated and partially bordered), Storage cupboard, Laminate wood effect flooring.

#### **Kitchen/ Diner**

15' 1" x 8' 11" ( 4.60m x 2.72m )

Single glazed window and door to Rear aspect - leading to Garden Room, Partially tiled walls, Fitted Kitchen Units with Work surfaces, Space for a cooker with over head extractor fan, Space for 50/50 Fridge freezer unit, Radiator, Power points, Space for Dining table, Lino tile effect flooring.

#### **Garden Room/ Conservatory**

14' 11" x 4' 11" ( 4.55m x 1.50m )

Double glazed door to Garden, Double glazed windows surround, Work surfaces with plumbing for appliances, Vinyl flooring.

#### **Bedroom 1**

11' 10" x 9' 11" ( 3.61m x 3.02m )

Double glazed window to Front aspect, Double bedroom, Power points, Radiator, Laminate wood effect flooring.

#### **Bedroom 2**

8' 11" x 8' 11" ( 2.72m x 2.72m )

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

#### **Shower Room**

Double glazed window to Side aspect, Fully tiled walls, Toilet, Wash hand basin, Shower cubicle, Towel rail, Vinyl flooring.

### Outside

#### **Front Garden**

Spacious Front garden accessible via Timber gate access, Pathways to Front door and to Side aspect leading to Rear garden, Patio area to Side aspect, Laid lawn with privacy hedge surround, Timber shed.

#### **Rear Garden**

Fully enclosed Rear garden, Concrete path leading to Laid lawn garden with mixture of shrubbery and flower beds, Timber garden shed.

#### **Parking**

On Street parking near the property on a first come first serve basis.

**\*\* CHAIN FREE\*\* William H Brown are thrilled to present this stunning Two Bedroom Bungalow on Lloyds Avenue. The property sits on an excellent plot, with large front and rear garden spaces, fully enclosed creating superb private outdoor space. The bungalow also offers fantastic space and charm throughout. Upon entering the home, a spacious lounge with exposed brick chimney offers a great relaxation space. Two spacious bedrooms can be found off of the hallway, as well as the convenient shower room. An additional garden room offers extra reception space, ideal for entertaining friends and families! Located in the charming coastal village of Kessingland, this bungalow is in the perfect position for visiting the gorgeous Kessingland coastline. The property offers the potential to put your own stamp on and would suit a range of purchasers. Please call William H Brown to view today on 01502 585998!**



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## Lloyds Avenue, Kessingland Lowestoft

- Two Bedroom Bungalow
- Spacious Front and Rear Gardens
- \*\* Offered Chain Free \*\*
- Garden Room/ Conservatory
- Sizeable Rooms Throughout
- Close to the Coast
- Open Plan Kitchen/Diner
- Desirable Village Location

Tenure: Freehold EPC Rating: C



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

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108031 - 0003

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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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