



Peregrine Way, Kessingland Lowestoft NR33 7QH



welcome to

Peregrine Way, Kessingland Lowestoft

William H Brown are delighted to present this Beautifully Decorated THREE BEDROOM House on Peregrine Way. Based in the popular location of Kessingland, the property offers easy access to local amenities, as well as being on the doorstep of the stunning Kessingland Beach! Please call 01502 585998.



Accommodation

****Guide Price 230,000-£240,000** William H Brown are delighted to offer this gorgeous Three Bedroom Semi Detached House on Peregrine Way. The property has been decorated to an extremely high standard throughout, and a modern and bright feel can be found in every room. The property begins with a recently added, and convenient entrance porch. Upon entering the property, a bright and spacious lounge offers a comfortable seating area for all, leading straight through to the kitchen/ diner. This room has been decorated to an extremely high standard, with sleek and modern units as well as a range of integrated appliances. There is also ample space available for a dining table, creating an ideal space for entertaining. A rear conservatory is also located at the home, adding more living space on the ground floor. Upstairs, the property offers a well sized landing, with access to bedrooms one and two. All bedrooms are of a good size, with an extremely spacious master, and the second bedroom containing built in sliding door wardrobes, spanning the entire wall. The third bedroom, just off the second can also be used as a study space if needed. The home also offers ample off street parking, in the form of a recently done resin driveway, with access via gate to the properties well-presented and private rear garden. Please call 01502 585998 to book a viewing today!**

Ground Floor

Entrance Porch

Double glazed window to side aspect, Double glazed front door, Access to front Entrance Hall, Astro flooring.

Entrance Hall

Double glazed Front door, Radiator, Laminate wood effect flooring.

Lounge

13' 2" x 11' (4.01m x 3.35m)
Double glazed Bay window to Front aspect, Access to kitchen, Two built in storage cupboards, Radiator, Power points, Wood effect laminate flooring.

Dining Room

9' x 8' 5" (2.74m x 2.57m)
Double glazed door to conservatory and Double glazed window to side aspect, Double glazed French doors leading to rear garden, Power points, Radiator, Tiled flooring.

Kitchen

16' 2" x 9' 7" (4.93m x 2.92m)
Partially tiled walls, Modern fitted kitchen wall and base units with work surfaces, Open plan with dining space, Sink and drainer unit, Integrated induction hob, Double oven, Microwave/grill, Over head extractor fan, Slim-line dishwasher, Power points, Tiled flooring.

Conservatory

9' x 6' 1" (2.74m x 1.85m)
Double glazed windows surround with Double glazed door opening to rear garden, Power points, Radiator, Tiled effect flooring.

First Floor

Landing

Double glazed window to side aspect, Access to bedrooms 1, 3 and Bathroom, Power points, Radiator, Carpet flooring.

Bedroom 1

13' 2" x 9' 8" (4.01m x 2.95m)
Double glazed window to front aspect, Double bedroom, Built in storage cupboard/wardrobe, Power points, Radiator, Carpet flooring.

Bedroom 3

9' 1" x 7' 2" (2.77m x 2.18m)
Double glazed sky light, Built in sliding door wardrobes, Leads into Bedroom 2, Loft hatch, Power points, Radiator, Carpet flooring.

Bathroom

Double glazed window to rear aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with over head shower and shower screen, Extractor fan, Towel radiator, Tiled flooring.

Outside

Front Garden

Resin Driveway to front and side aspect, Fencing to front with dropped curb to road, Side access gate.

Rear Garden

Fully enclosed rear garden, Patio to side with side access gate, Leading to grass at rear, Shrubbery to side aspect, Timber shed and Greenhouse on patio.



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welcome to

Peregrine Way, Kessingland Lowestoft

- ** Guide Price £230,000 - £240,000 **
- Three Bedroom Semi-Detached Home
- Resin Driveway to Front of Property
- Close to the Coast
- Newly Decorated Kitchen/Diner
- Separate Lounge and Dining Space
- Conservatory
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: C



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

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108532 - 0002

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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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