



**Crick Cottage Church Road, Kessingland Lowestoft NR33 7SB**



**welcome to**

**Crick Cottage Church Road, Kessingland Lowestoft**

We showcase this exciting opportunity to purchase this TWO DOUBLE bedroom DETACHED family home on Church Road, Kessingland - within short 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 a very short walk 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 Bedroom 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 - Viewings Come Highly Recommended!

Tenure: Freehold EPC Rating: C

Council Tax Band: B



offers in excess of

**£260,000**



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Property Ref:  
LOW109182 - 0004

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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.



william h brown



**01502 585998**



[Lowestoft@williamhbrown.co.uk](mailto:Lowestoft@williamhbrown.co.uk)



138 London Road North, LOWESTOFT, Suffolk,  
NR32 1HB



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Please note the marker reflects the  
postcode not the actual property