

Wash Lane, Kessingland Lowestoft NR33 7QZ



## welcome to

## Wash Lane, Kessingland Lowestoft

- Executive Five Bedroom Detached Home
- Drive In and Out Driveway and Double Garage
- Spacious Lounge and Separate Games Room
- Modern, Sleek and Stylish Kitchen/Diner
- Four Double Bedrooms and Fifth utilised Currently as a Study

Tenure: Freehold EPC Rating: A Council Tax Band: D

guide price

£675,000

William H Brown are delighted to present this eye catching Five Bedroom Detached home on Wash Lane. The property is situated in the stunning coastal location of Kessingland, with award winning beaches on its doorstep, as well as a variety of local amenities.



**Accommodation** 

**Ground Floor** 

**Entrance Hall** 

**Downstairs Wc** 

Lounge

28' 9" x 13' 1" ( 8.76m x 3.99m )

**Games Room** 

23' 1" x 16' 1" ( 7.04m x 4.90m )

Kitchen/ Diner

22' 8" x 19' 3" ( 6.91m x 5.87m )

**Garden Room** 

12' 1" x 10' 8" ( 3.68m x 3.25m )

First Floor

Landing

**Bedroom 1** 

13' 3" Plus Wardrobe x 11' 4" ( 4.04m Plus Wardrobe x 3.45m )

**Ensuite** 

**Bedroom 2** 

16' 2" Max x 12' 9" Max ( 4.93m Max x 3.89m Max )

**Ensuite** 

**Bedroom 3** 

17' x 9' (5.18m x 2.74m)

**Bedroom 4** 

10' 7" x 8' 10" ( 3.23m x 2.69m )

Study/ Bedroom 5

**Bathroom** 

Outside

**Front Garden** 

## view this property online williamhbrown.co.uk/Property/LOW109202



## Property Ref: LOW109202 - 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.





01502 585998



Lowestoft@williamhbrown.co.uk



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



williamhbrown.co.uk