



Heritage Green, Kessingland Lowestoft NR33 7UP

welcome to Heritage Green, Kessingland Lowestoft

- Four well-proportioned bedrooms and two bathrooms provide ample space for family life or hosting guests.
- Private off-road parking with an integral garage for added convenience.
- Modern kitchen/diner
- Situated in a quiet cul-de-sac close to local amenities, schools, and just a short drive from Lowestoft's stunning coastline.
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Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

££££££

William H Brown are delighted to present this spacious and stylish 4-bed detached home in a quiet Kessingland cul-de-sac, just moments away from the beach. The property features include two bathrooms, a modern kitchen/diner, a private landscaped garden, garage, and driveway.



Entrance Hall
Cloakroom/Wc
Lounge
17' 8" x 11' 11" (5.38m x 3.63m)
Dining Room
11' x 10' (3.35m x 3.05m)
Kitchen/Dine
Utility Room
8' 9" x 5' 6" (2.67m x 1.68m)
Landing
Bedroom 1
12' x 10' 2" (3.66m x 3.10m)
Ensuite
Bedroom 2
10' 8" x 9' 10" (3.25m x 3.00m)
Bedroom 3
11' x 8' 3" (3.35m x 2.51m)
Bedroom 4
8' 7" x 7' 1" (2.62m x 2.16m)
Bathroom
Front Garden
Rear Garden
Garage

view this property online williamhbrown.co.uk/Property/LOW109269



Property Ref:
LOW109269 - 0011

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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