

HARDIMANS



36 Heritage Green
Kessingland, Lowestoft, NR33 7UP
£365,000



36 Heritage Green, Kessingland, Lowestoft, Suffolk, NR33 7UP

ORIGINALLY 4 BEDROOM IMMACULATE SPACIOUS BADGER BUILT DETACHED HOUSE, but now has 3 DOUBLE bedrooms, COULD EASILY CONVERT BACK TO 4 IF REQUIRED with spacious ground floor accommodation extended by a conservatory with off road parking with a detached garage. The property has quality fixtures and fittings, attractive well maintained gardens and benefits from gas fired central heating and upvc sealed unit double glazing. A viewing is essential to appreciate its quality.

Kessingland is a popular coastal village being 5 miles South of Lowestoft. The Heritage coastline, beach and sea are nearby with village amenities including local shops, schools, garage and public house. This sought after location is strongly recommended.

SPACIOUS ENTRANCE HALL

with carpet, radiator, coved ceiling, sealed unit double glazed front door, wall thermostatic, storage cupboard below the stairs.

CLOAKROOM

with pedestal handbasin, hot and cold water, low level wc, radiator, sealed unit double glazed window.

LOUNGE

11'10" x 17'7" (3.61 x 5.38)
fitted carpet, 2 radiators, coved ceiling, sealed unit double glazed window, tv point, sealed unit double glazed patio doors leading to conservatory.





DINING ROOM

11'0" x 9'11" (3.37 x 3.04)

fitted carpet, radiator, sealed unit double glazed window and coved ceiling.

KITCHEN/BREAKFAST ROOM

14'4" x 11'3" (4.37 x 3.45)

inset sink unit with hot and cold water, cupboards below, range of worktops with cupboards and drawers below, wall cabinets above, tiled splashback, extractor, cushion flooring, radiator, sealed unit double glazed window overlooking the front garden.

UTILITY ROOM

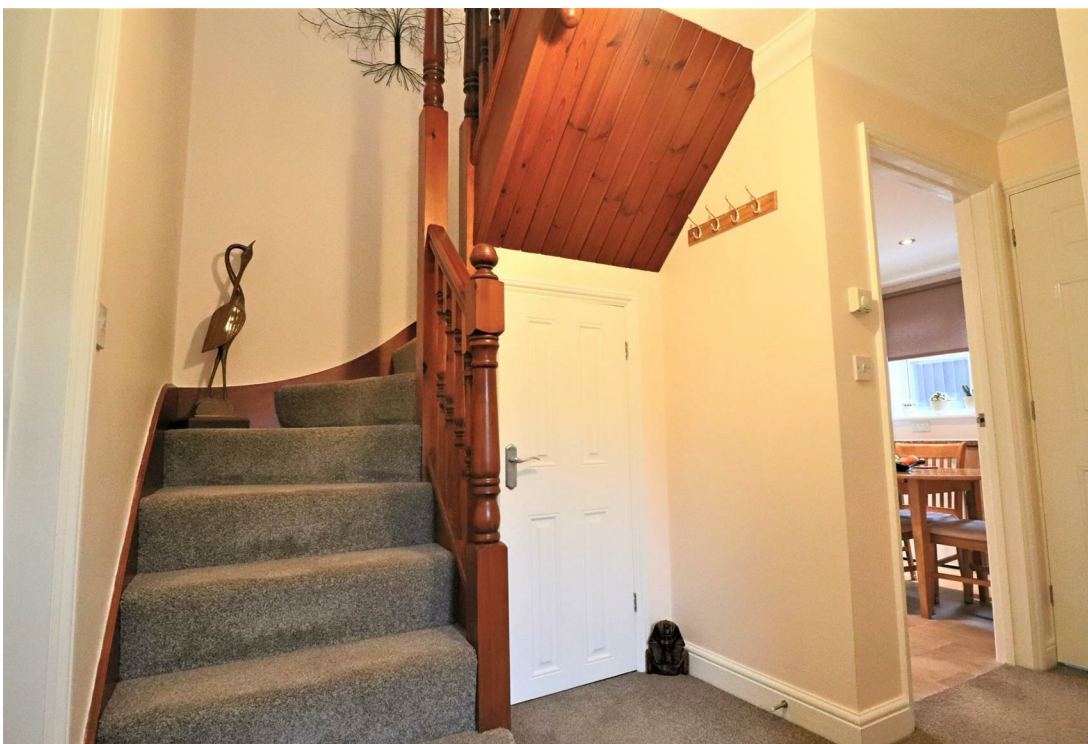
5'7" x 8'8" (1.71 x 2.65)

inset sink unit with hot and cold water, cupboards below, range of worktops with cupboards above, plumbing for washing machine, gas fired boiler for the central heating, cloaks and controls for the central heating system, radiator, sealed unit double glazed door leading to the rear garden.

CONSERVATORY

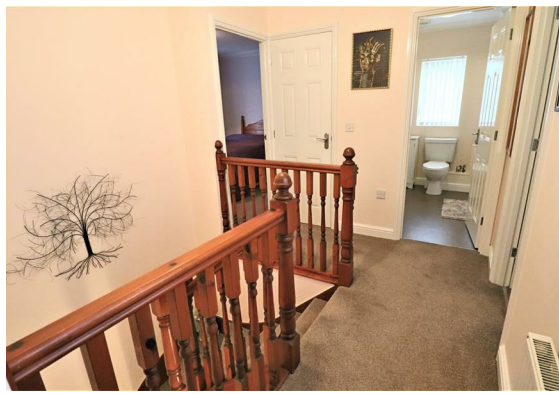
7'10" x 12'5" (2.40 x 3.80)

fitted carpet, electric radiator, radiator from separate electric system, sealed unit double glazed, views over the garden, underfloor heating.



STAIRS TO LANDING

with radiator, coved ceiling, cupboard housing the water tank, shelving.



BEDROOM 1

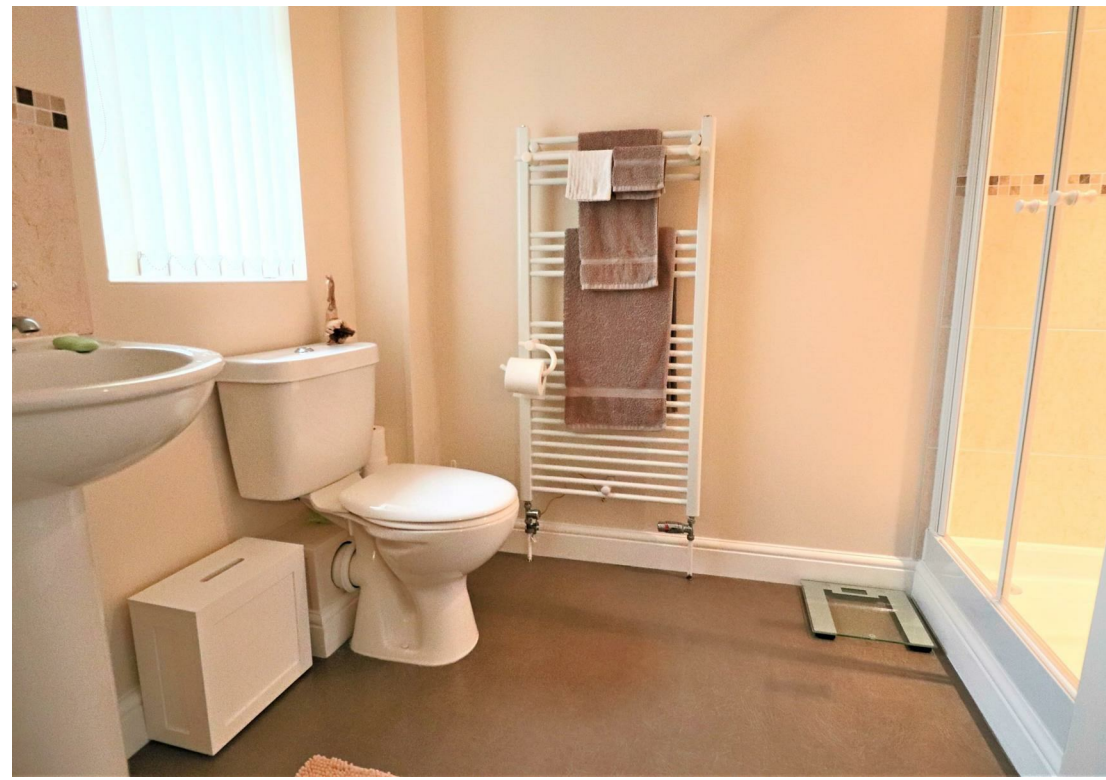
17'7" x 11'11" (5.37 x 3.64)

wardrobe cupboard, shelf and rail, 2 radiators, double aspect room, sealed unit double glazed windows, loft access, coved ceiling.



EN SUITE SHOWER ROOM

tiled shower area, glazed screen, pedestal handbasin with hot and cold water, low level wc, towel rail, sealed unit double glazed, electric shaver point



BEDROOM 2

11'1" x 10'11" (3.38 x 3.34)

fitted carpet, radiator, sealed unit double glazed window, fitted wardrobe cupboard, coved ceiling.



BATHROOM

panel bath with mixer tap, shower attachment, pedestal handbasin with hot and cold water, low level wc, shaver point, heated towel rail, sealed unit double glazed, coved ceiling, extractor.



BEDROOM 3

10'9" x 11'5" (3.30 x 3.50)

fitted wardrobe cupboard, fitted carpet, coved ceiling.





OUTSIDE

Rear garden with patio area laid to lawn, flowers and shrubs to the borders, all enclosed by high brick wall, access gate with driveway to garage, outside water tap. To the side, pathway, brick wall. Front garden with flowers, shrubs to the borders and driveway to:-

BRICK AND TILE GARAGE

Rear access door.

COUNCIL TAX BAND

D

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage, radiators and underfloor heating.

Flood Risk Info: Very low

* Broadband: Ultrafast download 1800 Mbps upload 220 Mbps

* Mobile; EE, THREE, 02, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.







Floor Plan



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

