



3 Market Place Square, Market Place
Kessingland, Lowestoft, NR33 7TN
£375,000

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3 Market Place Square, Market Place, Kessingland, Lowestoft, Suffolk, NR33 7TN

THE HOUSE FOR THE MODERN FAMILY. Forming part of a small and select development of 5 unique properties set in the heart of Kessingland village, the property has been finished to exacting standards with attractive cedarwood part clad elevations and pretty entrance canopies. The windows are set in contrasting grey toned colours just adding to that modern contemporary look.

Kessingland is rich with fascinating history where Vikings, Romans, Saxons and Normans have all walked this land. Kessingland is a site of great archaeological interest as the prominent cliffs regularly expose fossils from the Jurassic and even the palaeolithic period.

There are also wonderful beaches situated right on your doorstep providing fantastic places to enjoy long and relaxing walks

The village, itself has great amenities with a wide range of shops located on the High Street and Field Lane, together with a Primary School and Doctors Surgery. There are also 2 public houses and a well renowned wildlife park 'Africa Alive' which is a walking safari set in 100 acres of beautiful Parkland home to giraffes, lions, rhinos, flamingos and 100 other species.





BENEFITS AND FEATURES

- *High efficiency Daikin Monobloc 7kw air source heat pump
- *Integrated solar panels reducing the cost of your everyday expenses
- *Air source heat pumps for heating and hot water
- *Thermostatically zoned underfloor heating
- *High grade cavity wall insulation (dri .32) together with high levels of floor and ceiling insulation
- *All windows and doors with Low-E glass, fully draft proofed
- *Electrical car charging port

This could be your chance to own an outstanding energy efficient and environmentally friendly home.

ACCOMMODATION

OPEN PLAN LIVING/KITCHEN

25'3" x 15'1" (7.70 x 4.60)

Stunning open plan design with patio doors to the rear garden, Beautifully fitted kitchen in a range of contemporary & contrasting light grey units to include a full range of **QUALITY** integrated appliances: Induction hob, Modern glass/stainless steel canopy, Double oven/grill, Microwave, Dishwasher, refrigerator, all with front decor panels. Extensive inset spot lighting. Superb **KARNDEAN** flooring.



REAR LOBBY

with access to both the cloak room and utility. KARNDEAN flooring, Door to garden

CLOAKROOM

Low level W.C. & vanity wash basin both with 'Royal Blue' cabinets, KARNDEAN flooring.

UTILITY ROOM

Light grey range of units, plumbing for washing machine and space for tumble dryer, KARNDEAN flooring, personal door to garage.

MASTER BEDROOM

12'11" x 12'9" (3.95 x 3.91)

To include a full range of wardrobe cupboards with mirrored doors

EN SUITE

6'4" x 5'4" (1.95 x 1.65)

Large walk-in shower cubicle, vanity wash basin, low level W.C. 'Royal Blue' cabinets & attractive flooring

BEDROOM 2

12'1" x 10'2" (3.69 x 3.10)

BEDROOM 3

11'11" x 11'5" max (3.64 x 3.50 max)

BATHROOM

8'11" x 5'10" (2.72 x 1.80)

Good size family shower room with Large walk in shower, vanity wash basin, Low level W.C. with 'Royal Blue' cabinets, attractive flooring.



LARGE INTEGRAL GARAGE

25'9" x 9'5" (7.85 x 2.89)

Lovely size garage with power & light, Solar panel controls and Electric remote controlled roller door.

ELECTRIC CAR CHARGING POINT

OUTSIDE

Driveway and communal turning area. allocated parking space.

To the rear, enclosed and private garden, with patio and corner arbour seat. The property pleasantly looks onto an attractive brick & flint wall, 2 side gates providing easy access.

COUNCIL TAX BAND

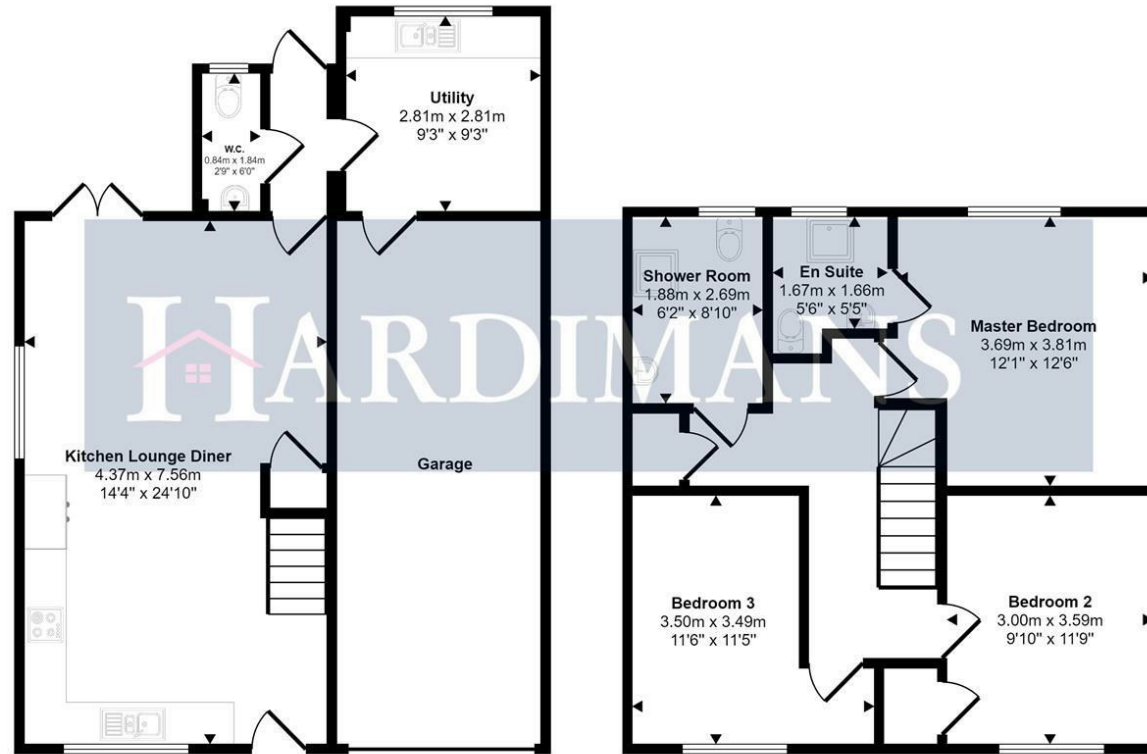
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Floor Plan

Approx Gross Internal Area
126 sq m / 1359 sq ft



Ground Floor
Approx 69 sq m / 746 sq ft

First Floor
Approx 57 sq m / 613 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

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