

# HARDIMANS



**9 Sanctuary Close**

Kessingland, Lowestoft, NR33 7SX

Or Nearest Offer £175,000



## 9 Sanctuary Close, Kessingland, Lowestoft, Suffolk, NR33 7SX

MUST be viewed and LARGER than you think. Originally intended to be a 3 bedroom property, this unique character property has been converted from old school classrooms and now forming part of a small and select development in the ever popular coastal village of Kessingland. The property has the benefit of a particularly spacious lounge and separate dining room. Continuing upstairs, you will find a huge master bedroom which could potentially be divided to create extra bedrooms if so required.

The property provides an ideal easy maintenance home with the patio gardens located at the front and the property fully facing south for sunshine all day long with dedicated parking for 2 vehicles. This would also provide an excellent investment property or holiday home.

KESSINGLAND village has great amenities with a wide range of shops located in the High Street & Field Lane, has a primary school, doctors surgery & vets. 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 and 100 other species. The beach is another fantastic amenity, which is located within an easy walking distance.

**Mahogany upvc double glazed door with colour leade**





**SPACIOUS ENTRANCE HALL**  
stairs to first floor, cupboard space under, radiator, telephone point, fuse box.

**SPACIOUS LOUNGE**  
2 windows with mahogany upvc double glazing, 2 radiators.

**DINING ROOM**  
sealed unit double glazed window, radiator.

**KITCHEN**  
fitted in a range of base and wall units, gas and electric cooker points, recess and plumbing for automatic washing machine, space for upright fridge freezer, Ideal gas combination boiler heating domestic hot water and radiator heating system, double glazed window.

**FIRST FLOOR AND LANDING**  
access to roof void.

**PARTICULARLY LARGE MASTER BEDROOM**  
with 2 double glazed velux windows, 2 radiators, telephone extension point.

**NOTE**  
Bedroom 1 can easily be divided to form 2 bedrooms if so required.

**BEDROOM 2**  
double glazed velux window, radiator.



## BATHROOM

cased bath, pedestal washbasin, low level wc, fitted cupboard space, linen cupboard, double glazed velux window.

## OUTSIDE

To the front, the property has a pleasant patio garden enclosed by brick retaining walls, in addition, there are 2 allocated car parking spaces. Note: The main garden area is to the front of the property, there is a side pathway providing access to the rear for maintenance purposes.

## COUNCIL TAX BAND

A




# Floor Plan

Approx Gross Internal Area  
93 sq m / 999 sq ft



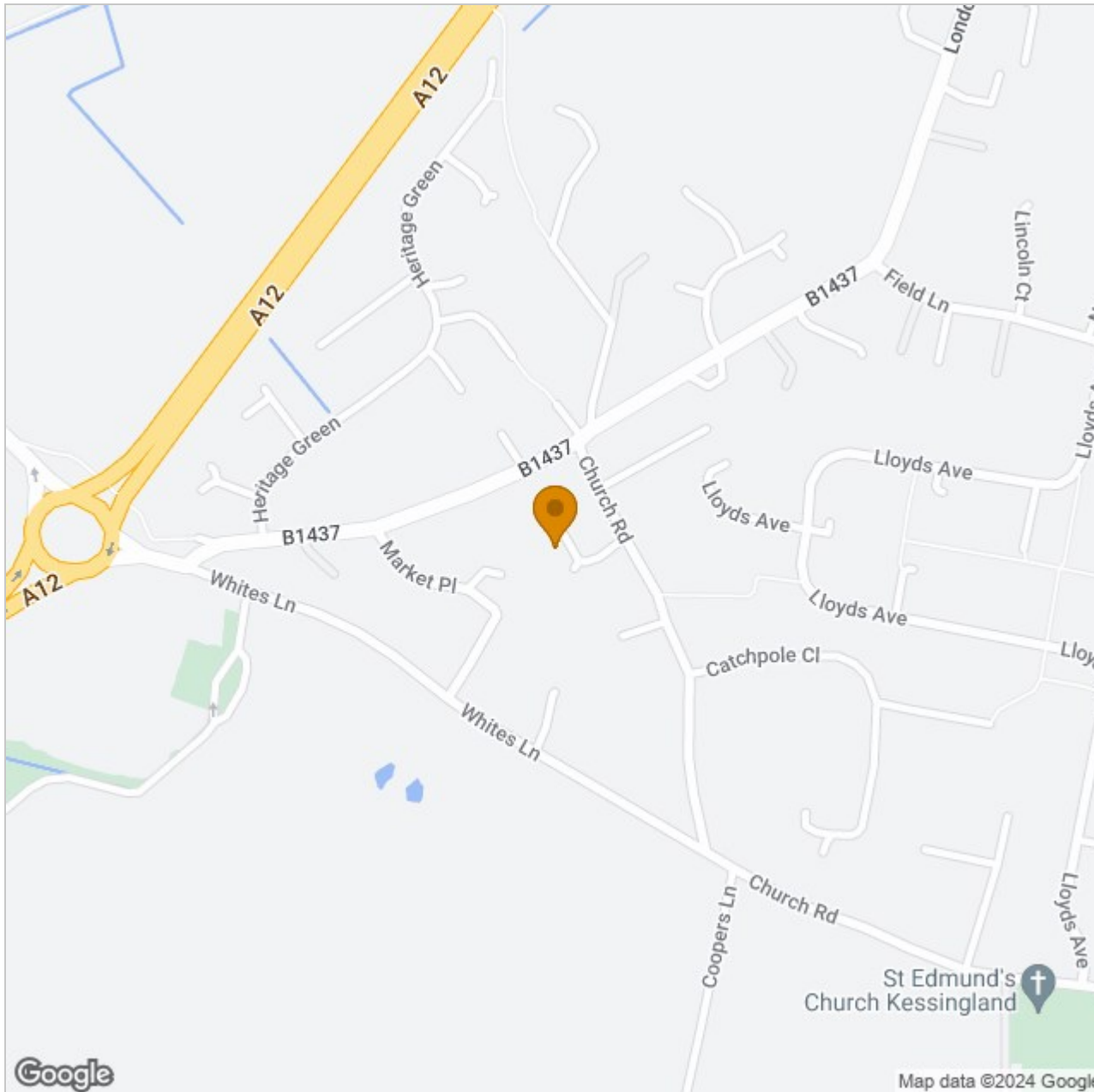
Ground Floor  
Approx 47 sq m / 502 sq ft

First Floor  
Approx 46 sq m / 496 sq ft

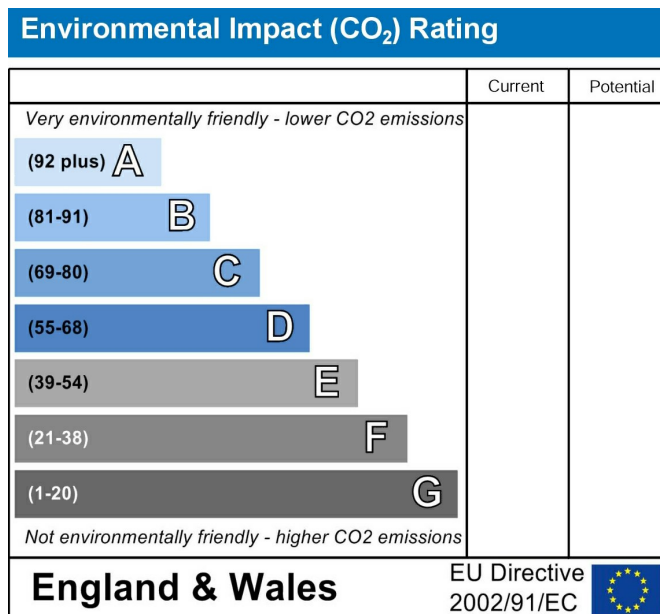
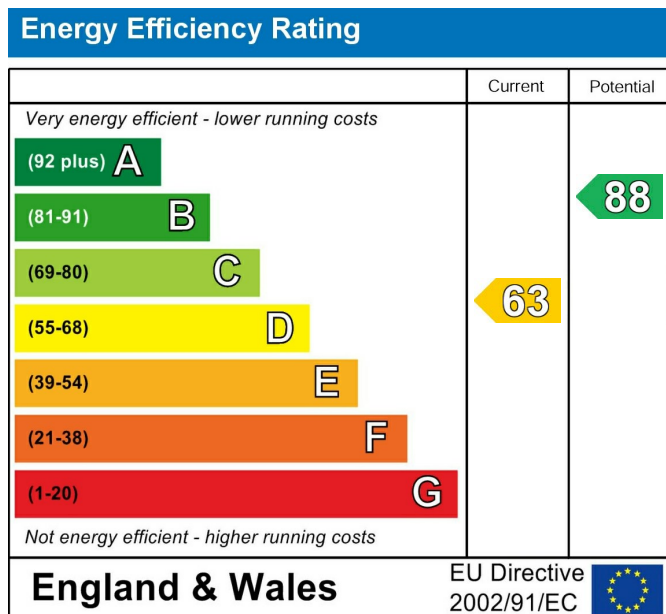
 Denotes head height below 1.5m

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



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



134 London Road North, Lowestoft, Suffolk NR32 1HB  
**Tel: 01502 515999**  
[www.hardimans.co.uk](http://www.hardimans.co.uk) E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

