

HARDIMANS



Heath Cottage London Road
Kessingland, Lowestoft, NR33 7PQ
Guide Price £350,000



Heath Cottage London Road, Kessingland, Lowestoft, Suffolk, NR33 7PQ

Fantastic detached cottage located on London Road in the picturesque village of Kessingland, Lowestoft. This delightful property boasts a spacious lounge, open plan kitchen/diner, and large conservatory, together with three cosy bedrooms, perfect for a growing family or those in need of extra space.

Situated on the outskirts of the village, this cottage offers a peaceful retreat while still being conveniently close to the sea. Imagine taking leisurely strolls along the coastline or enjoying picnics on the beach, all within a short stroll from your new home.

One of the standout features of this property is its large gardens, providing ample space for outdoor activities, gardening enthusiasts, or simply relaxing in the fresh air. The potential to extend the property further opens up exciting possibilities for customising and expanding your living space to suit your needs. Please note. Whilst the vendors have not explored the possibility of obtaining outline planning permission on part of the rear garden. The generous size gardens may provide this opportunity (this is obviously up to any potential buyer to make their own enquiries).

Don't miss out on the opportunity to own this idyllic cottage with its characterful charm and promising potential. Contact us today to arrange a viewing and start envisioning your new life in this lovely abode.





Composite door to:-

ENTRANCE PORCH

tiled floor, double aspect upvc windows, further door to:-

HALLWAY

with tiled floor, double radiator, stairs to first floor and cupboard space under.

DOWNSTAIRS CLOAKROOM

low level wc, washbasin, half tiled walls and floor, upvc double glazed window.

SPACIOUS LOUNGE

brick fireplace with log burner (back boiler for radiator heating), radiator, double aspect windows, upvc double glazing.

KITCHEN

with oak fronted units, one and a half bowl sink unit, electric cooker panel, tiled floor, arched opening to:-

DINING ROOM

with tiled floor, 2 radiators, upvc double glazed window and double doors connecting to the conservatory.

Good size lean to:-



CONSERVATORY

with upvc double glazing, poly carbonate roof, tiled floor, side and rear doors, worktop with plumbing under for washing machine, space for tumble dryer.

DOG LEG STAIRCASE TO FIRST FLOOR AND LANDING

built-in airing cupboard, copper cylinder, slatted shelving, radiator.

MASTER BEDROOM

with upvc double glazing, radiator, built-in wardrobe cupboard.

BEDROOM 2

upvc double glazed window, distant sea views, radiator.

BEDROOM 3

upvc double glazed window, radiator.

BATHROOM

with cased bath, pedestal washbasin, low level wc, tiled floor and walls, radiator.

OUTSIDE

To the front, driveway leading to a brick pavier car standing and turning areas, 5 bar gate, lawned front garden. To the rear, garage, good size gardens enclosed by natural hedging, variety of trees and shrubs, adjacent to the rear of the property is a paved patio and side patio.





GARAGE

19'4" x 9'0" (5.90 x 2.76)

power and light on a fused supply,
up and over and personal doors.

WORKSHOP

10'11" x 6'8" (3.34 x 2.04)

COUNCIL TAX BAND

C

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Electric, water & sewerage,
Log burner with back boiler for
radiator heating

Flood Risk Info: Very low

* Broadband: Superfast 77Mb

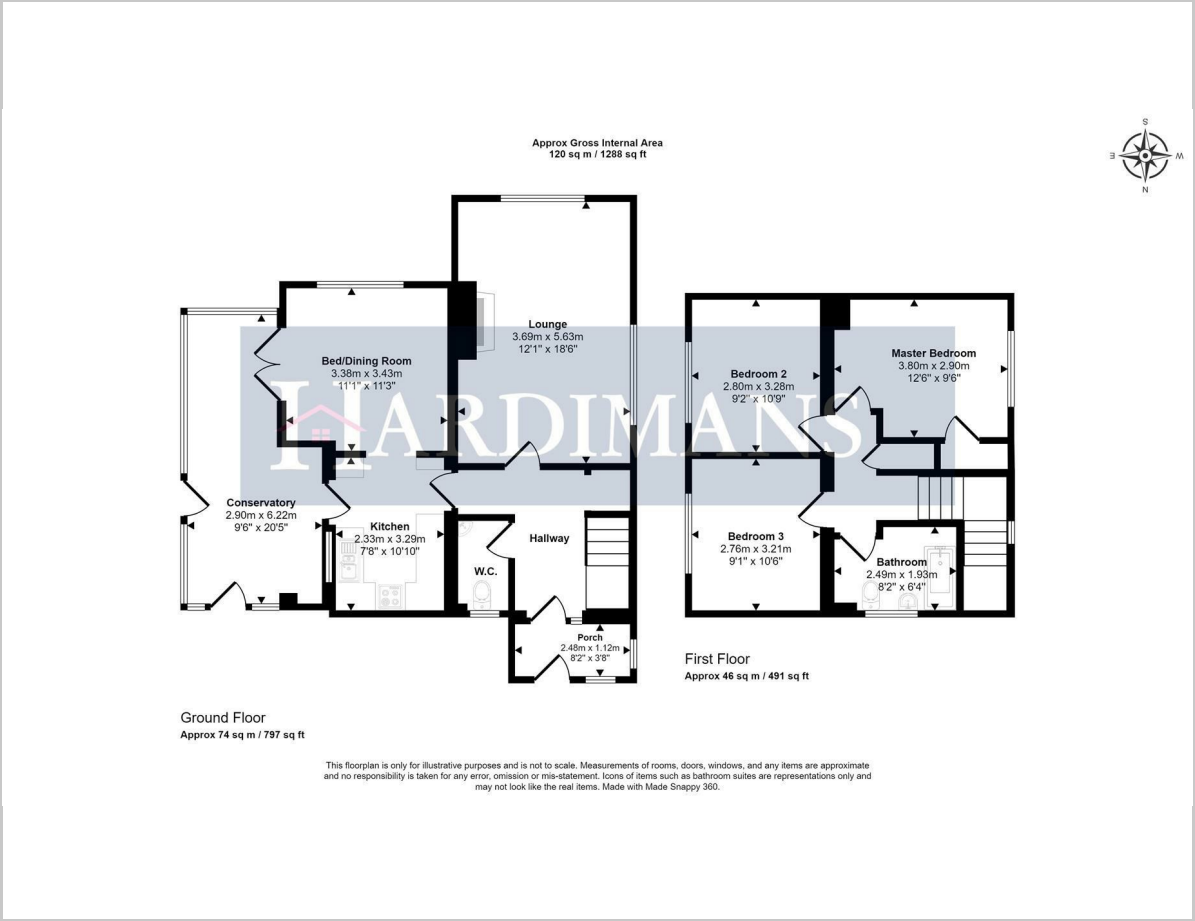
* Mobile: EE, THREE, 02,
VODAFONE ALL LIKELY

* 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

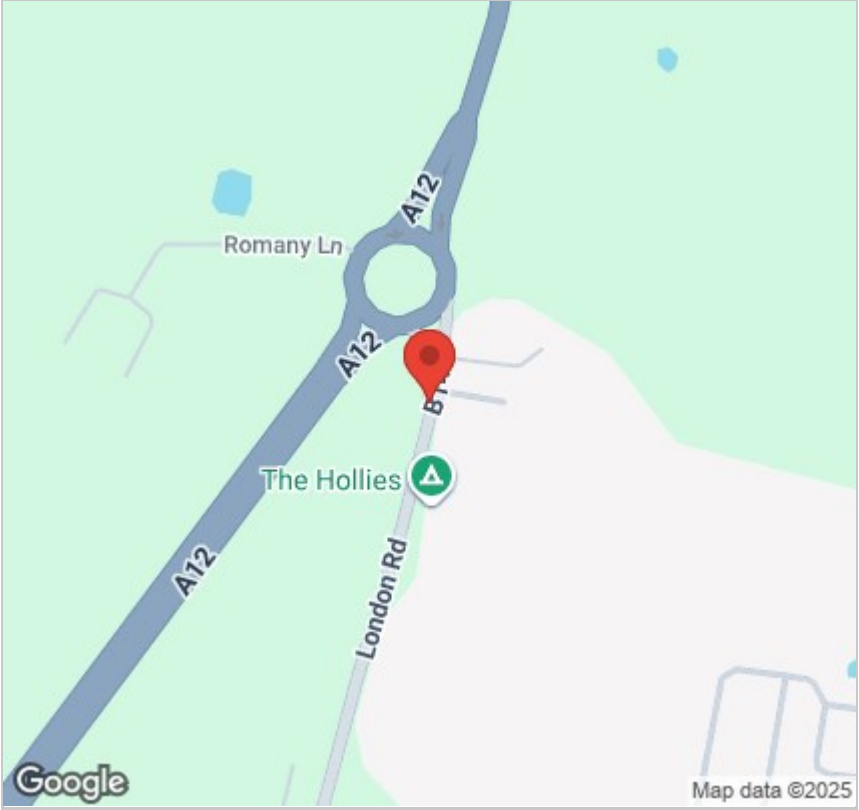


Viewing

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

