

HARDIMANS



Roosevelt Green Lane
Kessingland, Lowestoft, NR33 7RP
£365,000



Roosevelt Green Lane, Kessingland, Lowestoft, Suffolk, NR33 7RP

Welcome to this charming semi-detached house located on Green Lane in the picturesque village of Kessingland, Lowestoft. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and three bathrooms, there is ample space for everyone to enjoy.

One of the highlights of this property is its proximity to the beach, just a leisurely stroll away via a lovely lane. Imagine waking up on a weekend morning and taking a peaceful walk to the beach to enjoy the calming sound of the waves.

For those with a creative flair, the workshop on the property offers great potential to be converted into additional residential space, providing endless possibilities for personalisation and expansion.

The house itself exudes character, with charming features that add a touch of warmth and personality to the space. The sash UPVC windows throughout not only enhance the property's aesthetic appeal but also contribute to its energy efficiency.

Step outside into the attractive garden and decking area, perfect for hosting summer barbecues or simply unwinding after a long day. The outdoor space offers a tranquil retreat where you can relax and enjoy the fresh air.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the beauty and potential that this house on Green Lane has to offer.

COVERED ENTRANCE

with courtesy lighting, composite double glazed door to:-





PARTICULARLY SPACIOUS ENTRANCE HALL

feature wooden floors, matching dado and picture rails, 2 radiators, high level cupboard with electric meters, arch with ornamental niches, stairs to first floor with store cupboard under.

FRONT SITTING ROOM

bay window, upvc sash windows, radiator, fireplace with feature log burner, wooden floors and matching picture rails.

DINING ROOM

with upvc sash window, matching french doors to rear patio and garden, feature cast iron fireplace with original tiles, radiator, laminate flooring.

CLOAKROOM

low level wc, pedestal washbasin, cupboard concealing hot water storage tank and Worcester gas boiler, upvc sash window, radiator, tiled walls and floor.



PARTICULARLY ATTRACTIVE KITCHEN

in a range of soft cream fronted units with a large Island unit with single bowl and drainer, 5 burner stainless steel gas hob, suspended glass/stainless steel extractor canopy over, double oven and grill, full height integrated refrigerator with additional built-in freezer both with front decor panels, radiator, inset ceiling spot lighting, upvc sash window, matching french doors to rear garden.



GARDEN ROOM

with radiator, laminate flooring, upvc bifold doors to decking.

REAR LOBBY

with upvc door to garden, door to:-



UTILITY

with plumbing for automatic washing machine, space for tumble dryer, low level wc, washbasin, additional door to:-

SUBSTANTIAL WORKSHOP

with power and light, fitted work bench and shelving.

STAIRS TO FIRST FLOOR AND SUBSTANTIAL LANDING

with radiator, wooded stairs to attic.

MASTER BEDROOM

bay with upvc sash windows, distant sea views, extensive range of fitted wardrobe cupboards with lighting over, picture rail, radiator.

EN SUITE SHOWER ROOM

corner quadrant shower cubicle, shower unit with overhead drencher, low level wc, pedestal washbasin, radiator, wooden floors, upvc sash window.

BEDROOM 2

upvc sash window, feature cast iron fireplace, fitted wardrobe cupboard, radiator, pedestal washbasin, hot and cold, picture rail.

BATHROOM

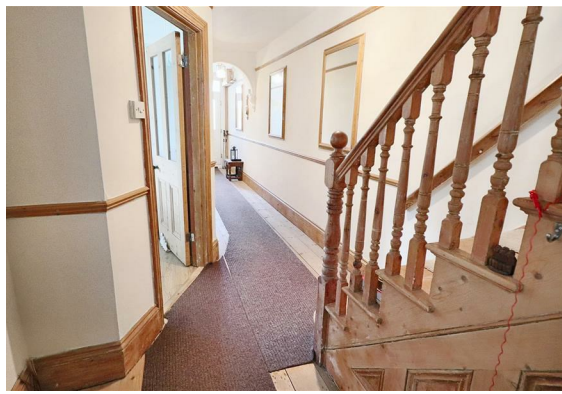
corner bath, hot and cold shower mixer, pedestal washbasin, low level wc, corner quadrant shower cubicle, tiled walls and floor, radiator, upvc sash window, inset ceiling spot lighting.

BEDROOM 3

upvc sash windows, radiator, door to:-

BEDROOM 4

upvc sash windows, radiator, distant farmland views, access to roof void.





GARDEN ROOM

OUTSIDE

To the front, lawned area, flower and shrub borders, brick retaining walls, tiled pathway, box hedging. To the front of the property is a gravelled car standing area. To the side, additional gravelled driveway. To the rear, attractive gardens laid mainly to lawn enclosed by timber fencing, substantial timber decked patio area with box hedging, timber railings, 2 raised timber vegetable planters, lean to upvc potting house. Note: The could provide an external conservatory if so required.

COUNCIL TAX BAND

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DRAINS & WATER

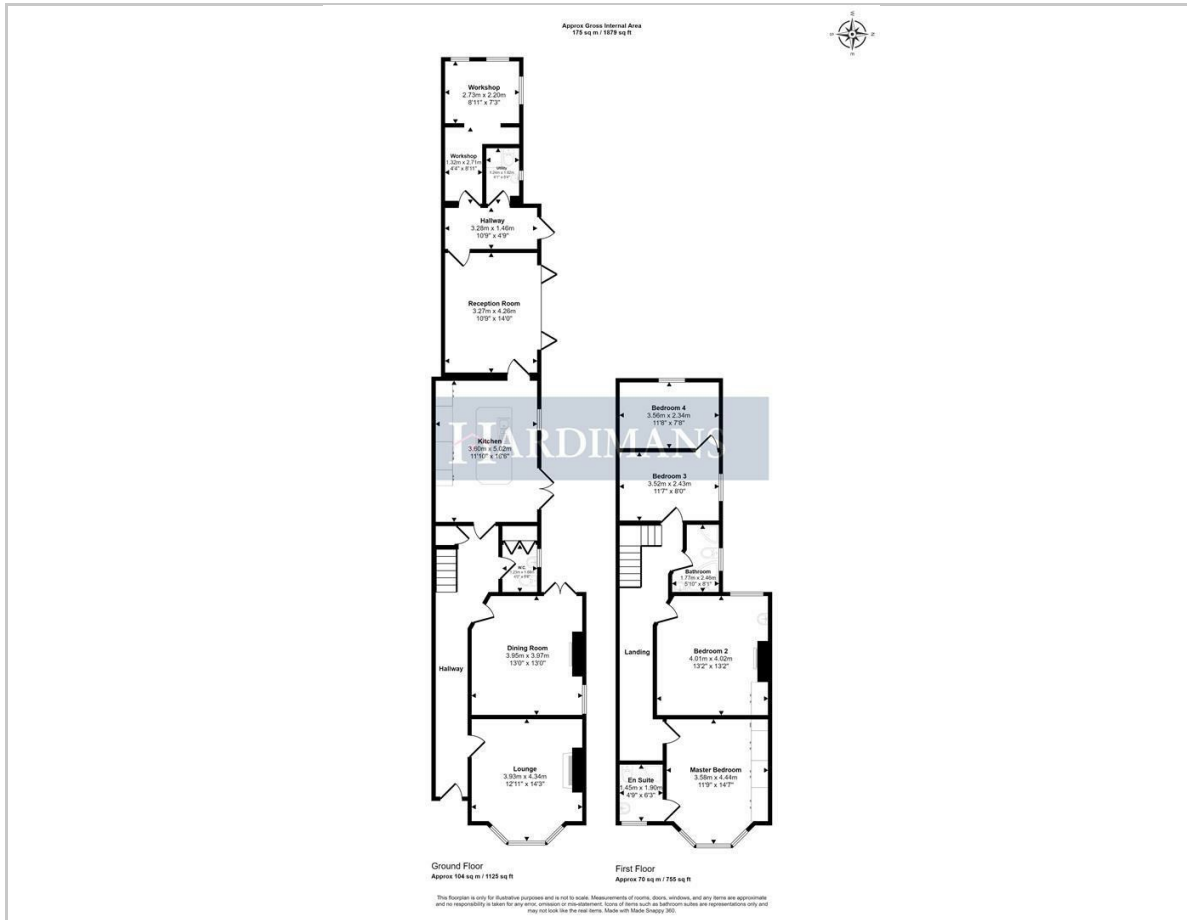
The vendors have added the huge benefit of new main drains together with new water connection.







Floor Plan

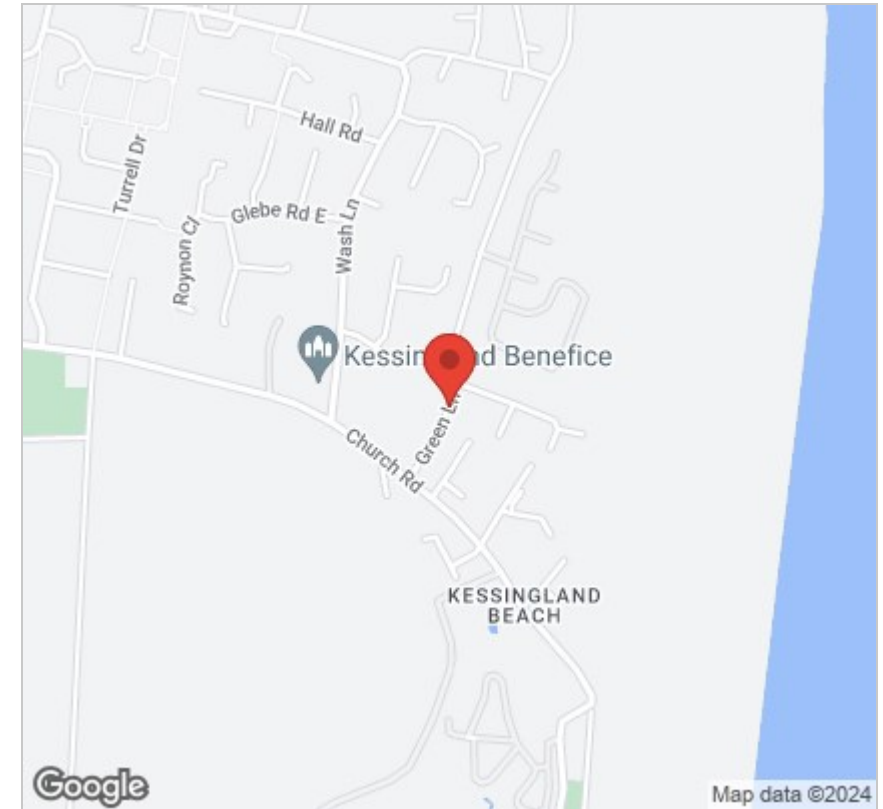


Viewing

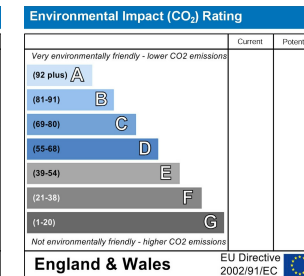
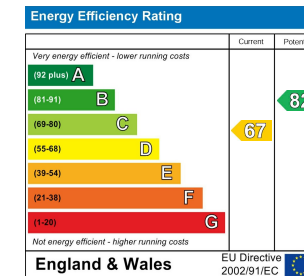
Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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