



Noahs Drive, Kessingland - NR33 7US



Noahs Drive

Kessingland, Lowestoft

NO CHAIN. This DETACHED home residing in a QUIET CUL-DE-SAC in the popular seaside village of Kessingland offers PRIVATE and ENCLOSED GARDENS in addition to a GARAGE and DRIVEWAY. Boasting in excess of 1000 Sq. ft (stms), this property has POTENTIAL TO MODERNISE and has been lovingly maintained over the years. The accommodation comprises a HALLWAY ENTRANCE with staircase rising to the first floor, with a well located W.C adjacent to the main entrance, the KITCHEN offers generous wall and floor base storage with ample DINING SPACE. To the end of the hallway, the 18' SITTING ROOM enjoys a feature fireplace with French doors opening to the GARDEN ROOM. Upstairs, THREE BEDROOMS lead off the landing, including an EN SUITE and FAMILY BATHROOM.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Opportunity For Renovation/Modernisation
- Walking Distance From The Beach & Local Amenities
- Over 1000 Sq. ft (stms)
- Three Bedroom Detached House
- 12' Main Bedroom with En suite Bathroom
- Driveway & Garage Parking
- Garden Room and Private Garden

Kessingland is a large village just four miles south of Lowestoft. Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

SETTING THE SCENE

The property is approached from this quiet cul-de-sac with driveway parking and garage found at the rear of the property and handy access gate leading to the garden. The properties frontage includes a patio walkway from either side leading to the uPVC main entrance. The remaining frontage is laid to low maintenance synthetic lawn with mature shrubs and flowerbeds.



THE GRAND TOUR

Entering from the main entrance, you are greeted by a hallway offering access to all aspects of the ground floor accommodation, immediately to the left a two piece ground floor W.C offers vinyl flooring and half height tiled splashbacks. The adjacent kitchen is the heart of the property and offers ample dining space making a great social room with further door to the side of the property. The kitchen itself enjoys a dual aspect providing a light and bright feel. Benefitting from a ceramic sink with integral drainer and mixer tap situated below the uPVC double glazed window overlooking the front of the property. Storage is provided with wood finished wall and floor base storage cupboards, hard wearing worktops provide generous preparation space and tiled splashbacks surround. The end of the hallway opens to the 18' sitting room, with carpeted flooring underfoot and an abundance of space for furniture. The feature fireplace provides a focal point for the room with a wood mantel and stone hearth. French doors open to the garden room, enjoying views of the garden from uPVC double glazed windows, space for furniture and tiled flooring beneath.

Ascending the staircase to the carpeted galley style first floor landing, three bedrooms lead from the landing with the principal room including fitted wardrobes, integral storage cupboard and ensuite. The ensuite offers a three piece suite with glass enclosed shower and tiled splashbacks. The final two bedrooms offer carpeted flooring, radiators and both overlook the rear of the property. Completing the accommodation, the first floor family bathroom offers a further three piece suite including a bath, wood effect flooring, tiled splashbacks and privacy glass uPVC double glazed window.

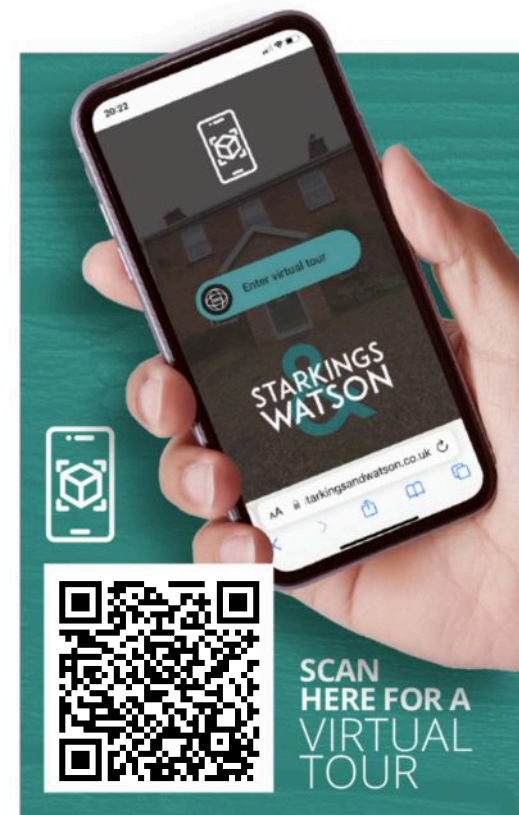
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



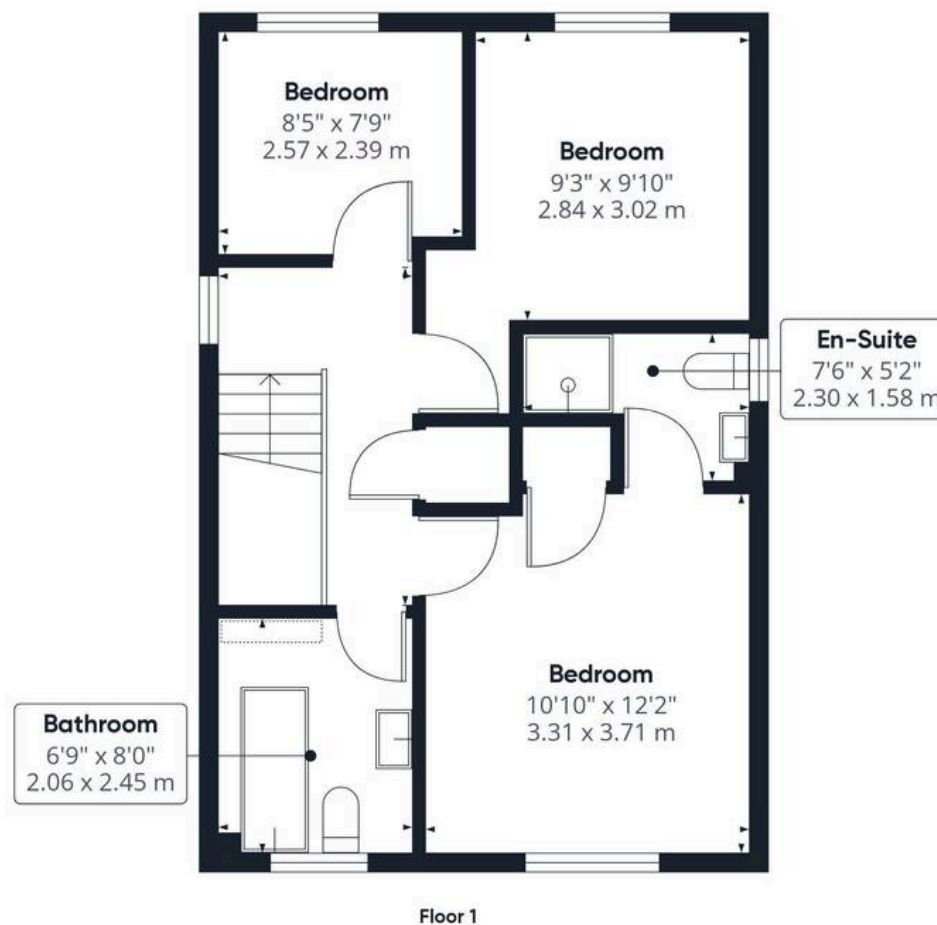




THE GREAT OUTDOORS

To the rear of the property a private and brick wall enclosed garden offers a patio area ideal for outdoor furniture providing a sunny social space in the summer months. Storage space is tucked to one side of the garden, and a shingle bordered walkway offers gated access to the driveway and garage. The remainder of the garden is predominantly laid to synthetic grass with a wraparound flower bed running the perimeter of the lawn.





Approximate total area⁽¹⁾
1032.57 ft²
95.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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