



Catchpole Close, Kessingland - NR33 7TL



Catchpole Close

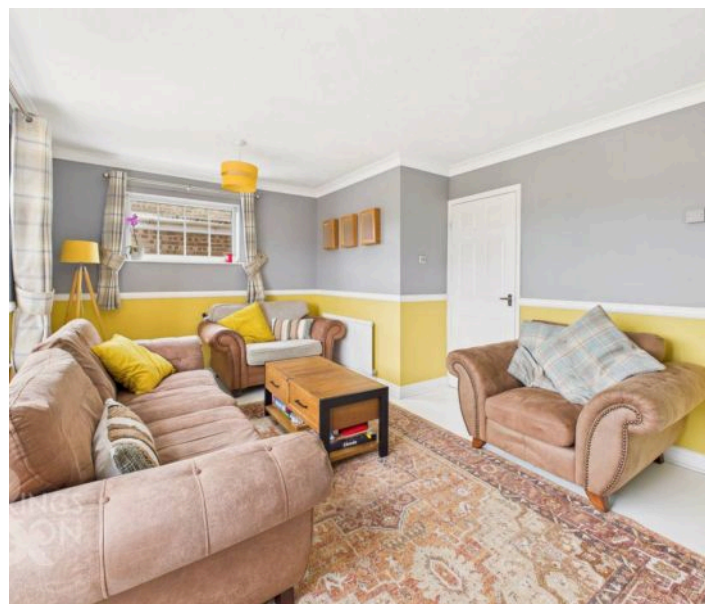
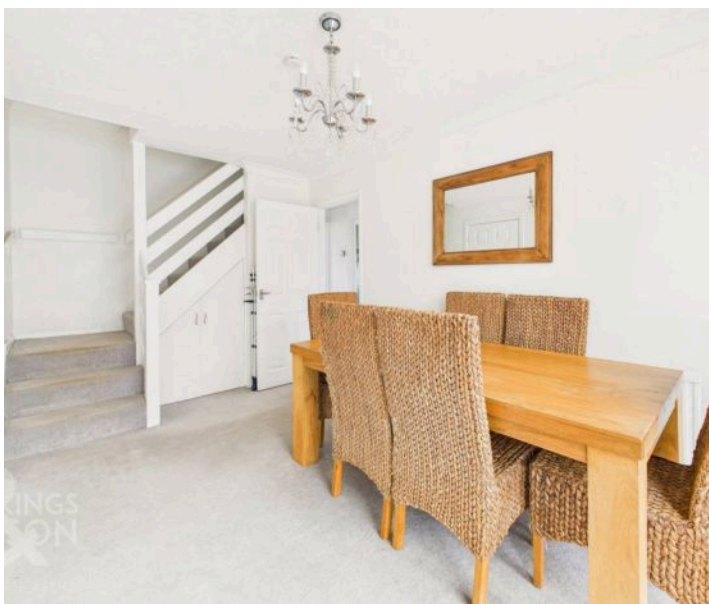
Kessingland, Lowestoft

Situated just a few moments from the golden sands of Kessingland beach sits this well presented DETACHED FAMILY HOME boasting over 1200 Sq. Ft of accommodation (stms) having being EXTENDED whilst leaving a GENEROUS GARDEN for family and friends to enjoy to the rear. Internally, a bright and welcoming décor fills the home with multiple double glazed windows allowing natural light to fill every space. The ground floor offers the first two of the FIVE BEDROOMS on offer making this home ideal for those seeking multi generational living alongside a separate 17' SITTING ROOM and dining room, conservatory, fitted kitchen leading to utility area and ground floor WC. the three remaining bedrooms come to the first floor with the main room boasting BUILT IN WARDROBES and an EN-SUITE shower room with all having use of the FAMILY BATHROOM suite. Complimenting the PRIVATE REAR GARDEN is a large DRIVEWAY to the front of the home suitable for the parking of multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Extended & Improved By Current Owners
- Over 1200 Sq. Ft Of Accommodation (stms)
- Separate 17' Bay fronted Sitting Room & Dining Room
- Five Bedrooms Split Over Two Floors
- Family Bathroom, En-Suite & WC
- Generous & Private Rear Garden
- Ample Off Road Parking

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 can be found towards the end of this quiet yet popular close nestled behind tall privacy giving hedges to the front of the home where a large sweeping shingle driveway emerges suitable for the parking of multiple vehicles. Access to the property comes towards the left of the home where an alleyway leads you towards the rear garden separated by timber swinging gates with EV charging port located at the front of the home also.



THE GRAND TOUR

Once inside the central lobby is the first space to greet you, a large and welcoming area laid with all tiled flooring granting access to all living accommodation on the ground floor with handy storage cupboard directly ahead and two piece WC immediately to your right. The main living space comes to your right hand side in the form of a 17' bay fronted sitting room with a dual facing aspect allowing natural light to flood the room. The space has been brightly decorated to offer an inviting feel with its large conventional size conducive to a potential choice of layouts. The dining room sits just off from the lobby also where this space is laid with all carpeted flooring leaving more than enough room for a formal dining room table whilst stairs take you to the first floor and a handy under the stair storage cupboards can also be found. To the rear of the dining room is a conservatory complete with uPVC double glazed windows and access door taking into the rear garden creating a handy additional seating area or living space. Again, off from the central lobby, is the kitchen to your left. A much larger than average galley style kitchen complete with a mixture of wall and base mounted storage units complete with rolled edge wooden effect work surfaces leaving room for freestanding appliances including a oven and hob with extraction above and plumbing for a dishwasher whilst utility space opens at the very rear of the home with a continuation of the wooden effect work surfaces and further room for plumbing and appliances including a washing machine, tumble dryer and American style fridge freezer.

Off from each of the sitting room and dining room spaces are the first two bedrooms, the larger of which comes towards the front of the property. Measuring some 14' in length, this space is more than suited to holding a double or single bed with additional soft furnishings whilst the room to the rear of the property is again similar in size and able to accommodate a double bed with views into the rear garden making this property ideal for those seeking multi generational living.

The first floor landing splits in both directions to allow access to the rest of the bedrooms within the home with handy storage cupboard coming to your right and access to the three piece family bathroom suite complete with an electric shower mounted over the bath, predominantly tiled surround and two frosted glass windows to the outside. The smaller of the bedrooms comes towards the very front of the home. Whilst the space currently functions as a home office and study, it could easily become a well proportioned single bedroom or potential nursery if so desired. The first of the double bedrooms on this floor comes just next door to the office room complete with front facing uPVC double glazed windows and built in wardrobes all laid upon wooden effect flooring. The main bedroom within the home sits towards the very rear boasting a neutral yet attractive décor. The room is more than large enough to accommodate a large double bed with additional soft furnishings whilst benefiting from the addition of built in mirrored wardrobes with a generously sized en-suite shower room recently modernized by the current owners to create an attractive feel with predominantly tile surround and walk in shower cubicle complete with rainfall showerhead.

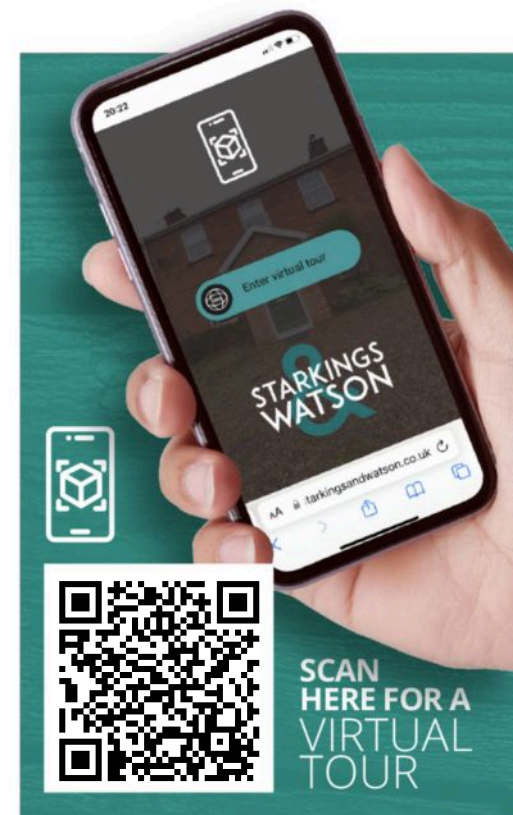
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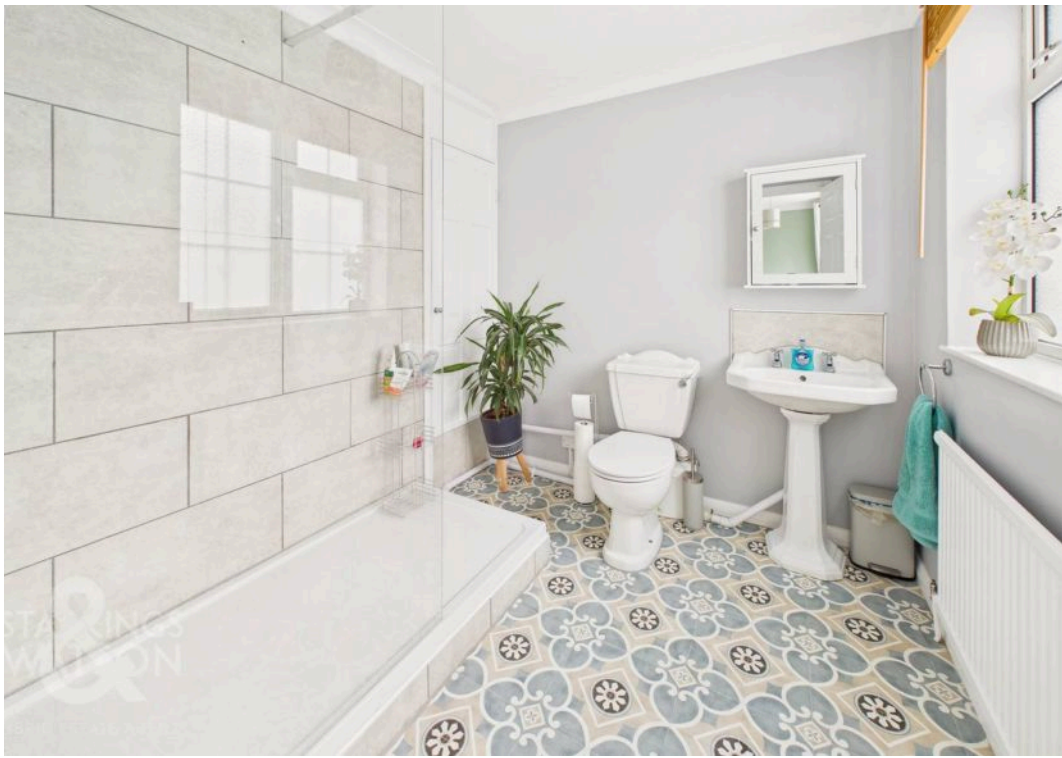
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What3Words : //email.ashes.husky

VIRTUAL TOUR

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



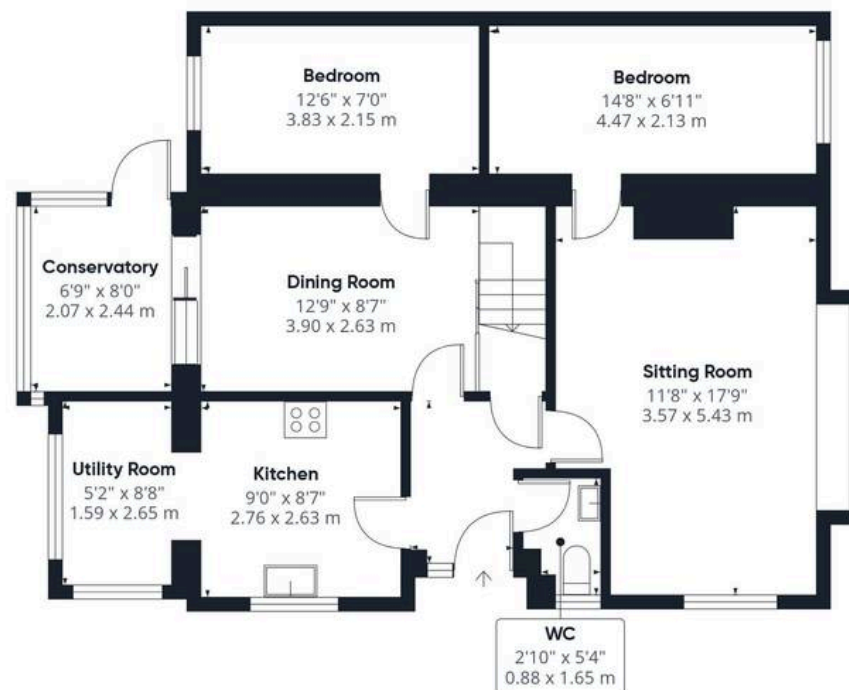




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where initially a large flagstone patio seating area is accompanied by a purpose built pergola complete with privacy shading creating the ideal space to sit and enjoy the summer sunshine. The rest of the garden is laid to lawn reaching out from beyond this point. A side access gate takes you back around towards the front door and parking at the front of the home with external plugs and plumbing also to be found.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1209 ft²

112.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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