



Whitewebbs, Church Road, Kessingland

Guide Price £450,000

Whitewebbs, Church Road

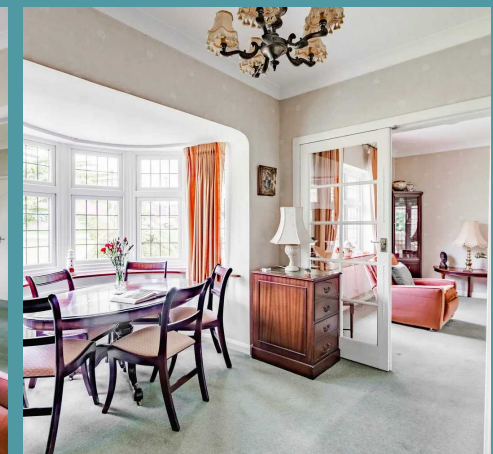
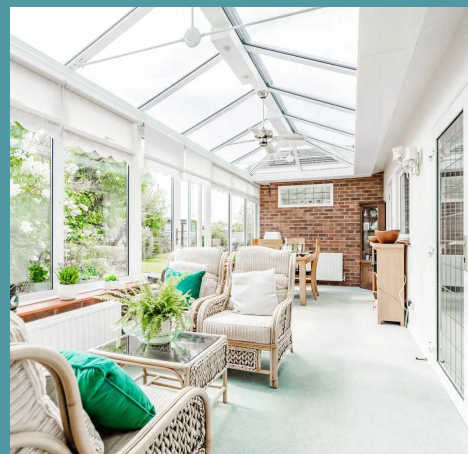
Kessingland, Lowestoft

Ideal for multi-generational living, this spacious bungalow boasts a generous 1/3 acre plot with exciting expansion potential! Nestled in the award-winning village of Kessingland, the property offers a flowing layout with a cosy sitting room, a bright 22ft garden room, and a well-equipped kitchen with a separate utility room housing a three month old boiler. Two en-suite bedrooms provide ample space, while pre-existing architectural designs unlock the possibility of further development or even a separate dwelling (subject to planning permission). Enjoy the south-facing garden, nearby Kessingland beach, and easy access to charming Southwold.

LOCATION

Kessingland is a wonderful village nestled along the serene Suffolk coastline. Its idyllic setting and growing beach is protected by the harmonious interplay of shingle and marram grass planted by the illustrious H. Rider Haggard, beckon visitors to indulge in the tranquillity of the coastal wonders. A delightful stroll along the sandy shoreline leads you to the captivating Benacre National Nature Reserve, a haven for avid birdwatchers seeking the spectacle of migrating avian visitors during the spring and autumn seasons.

Kessingland provides all the essential amenities one could desire, from charming local shops and a welcoming post office to quaint tea rooms, delightful restaurants and Africa Alive Zoo. With convenient transport links to nearby towns like Lowestoft and Great Yarmouth, Kessingland offers the perfect fusion of seclusion and accessibility.





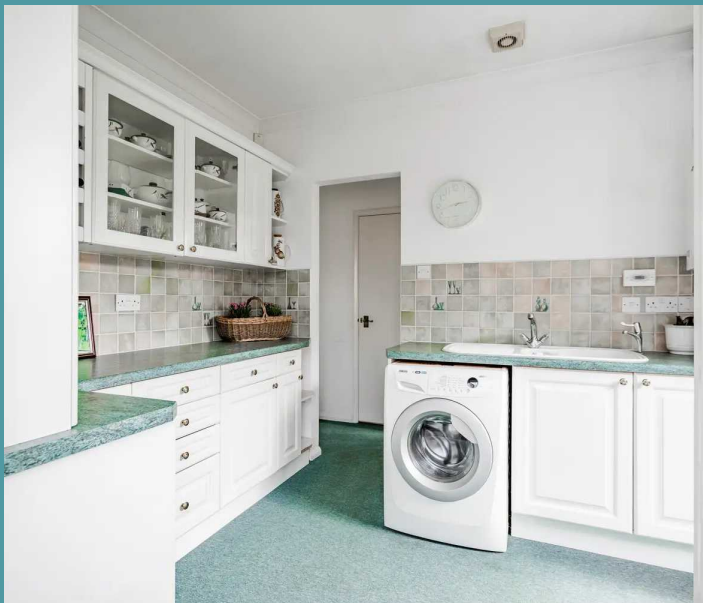
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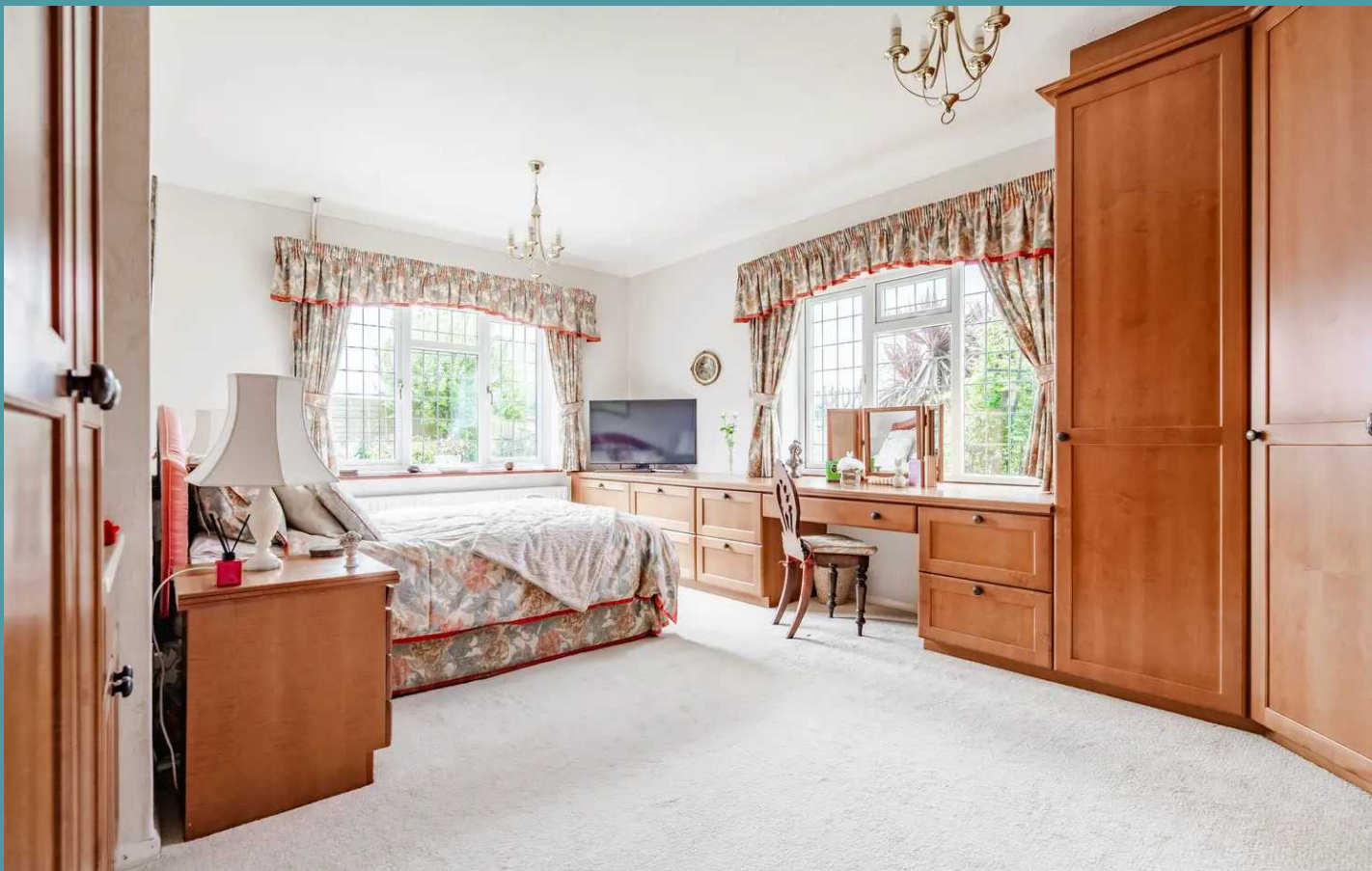
Kessingland, Lowestoft

Presenting an exciting opportunity for expansion on a generously sized 1/3 of an acre plot. This detached bungalow perfect for multi-generational living is nestled in the renowned village of Kessingland, esteemed as the recipient of the prestigious 2023 Large Village of the Year accolade.

Upon arrival is a remarkable first impression to detached residence, which continues to impress throughout. Its front grounds are manicured to a high standard, with maintained hedges and mature trees. The gated driveway provides off-road parking for all family members and visitors, whilst the double garage offers additional secure parking or storage space.

Step inside where you are instantly greeted by a bright and welcoming entrance hall. Positioned at the front of the residence is a pleasant dining room, filled an abundance of natural light from the large bay window. This space encourages gatherings with loved ones, to enjoy your home cooked meals. Connecting by French doors to the sitting room, that immediately captures your attention with its warm ambiance, where you can showcase your most comfortable furniture and decorative items.



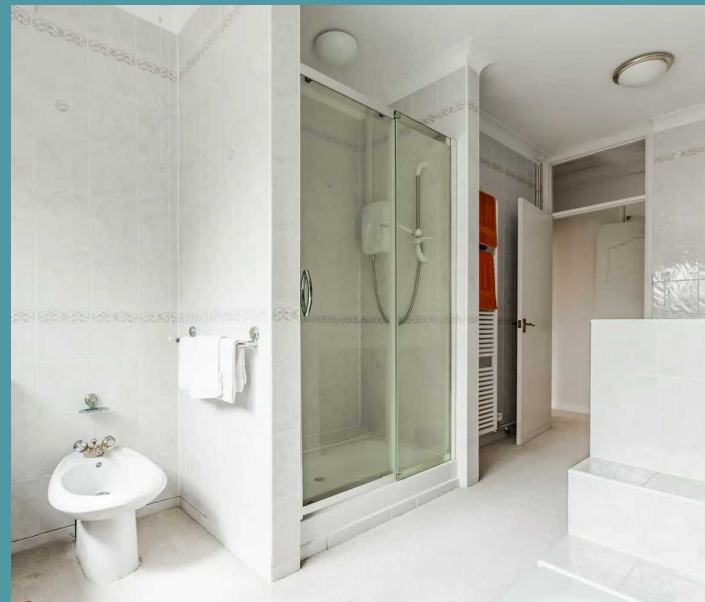
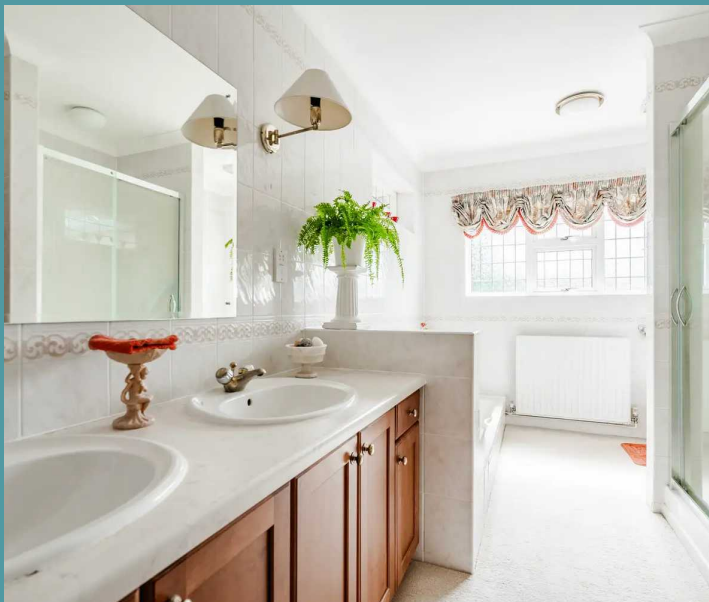


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Kessingland, Lowestoft

The presence of a large 22ft garden room offers panoramic garden views, suitable for your additional seating arrangements. This allows you to enjoy the outdoors within the comfort of your home. A versatile office space provides flexibility for remote work, perfect for someone looking to work from home or a playroom for larger families. Whilst the expansive double garage offers two electric up-and-over doors, multiple power points and built in storage, with potential to use it as a workshop.

At the heart of the homes lies a well-equipped kitchen, fitted with units and appliances, including a double oven, electric hob, 1.5 sink & drainer with mixer tap, fridge/freezer, dishwasher and extractor hood, to be able to cook your favourite meals. Offering ample amount of storage and worktop space for your meal preparation. Complimented by a utility room, home to a three-month-old boiler, and designed to accommodate additional white goods.



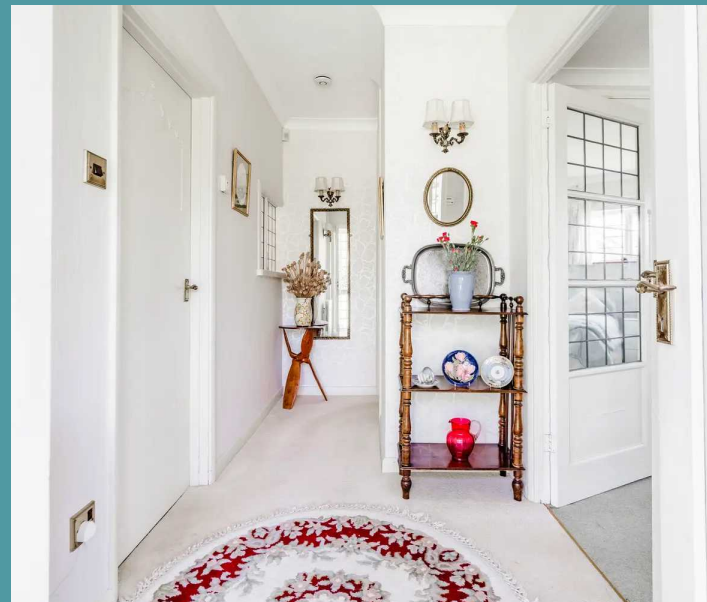
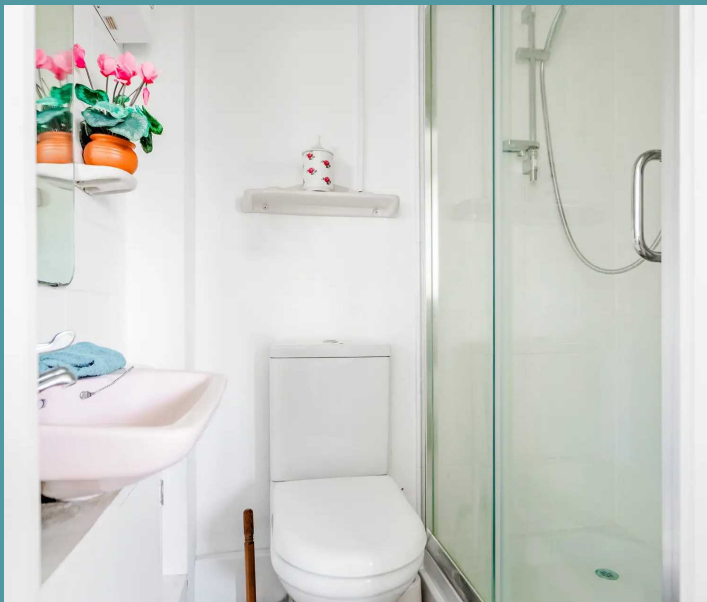


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The accommodation includes two double bedrooms, each thoughtfully designed to offer relaxation and privacy. Both bedrooms flaunt a private ensuite, adding a luxury yet convenient touch. The primary suite benefits from dual-aspect views overlooking the meticulously landscaped garden. Pre-planning architectural designs has already been prepared, offering limitless potential for internal conversion into additional living space or the creation of a separate two-bedroom dwelling on the existing plot (subject to planning permission).

Revel in the south-west facing rear garden, primarily laid to lawn, boarded by a wide range of botanical plants and shrubbery. With its wrap-around design, the patio area is ideal for your outdoor furniture, for your summertime BBQs and entertainment. Overall, it is fully enclosed so you can enjoy in seclusion. The property has the proximity to Kessingland beach, local footpaths and easy access to Southwold, providing the ideal blend of comfort, opportunity and coastal allure.





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AGENTS NOTE

We understand this property will be sold freehold. Connected to all mains water, electricity, gas and drainage.

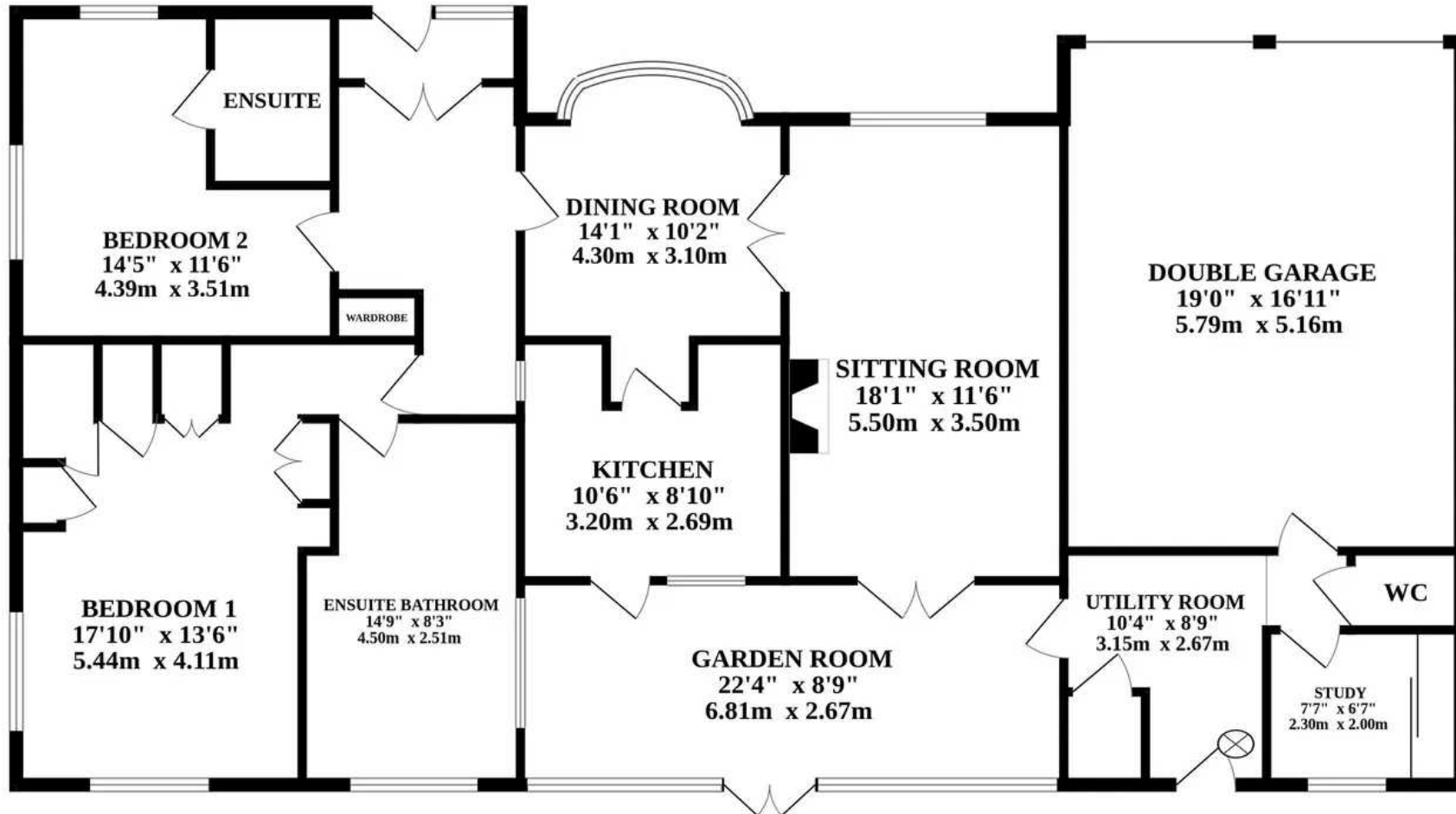
Heating system - Gas fired central heating

Council Tax Band: D

- EXCITING POTENTIAL FOR EXPANISON SITUATED ON THIS 1/3 OF AN ACRE PLOT
- STUNNING SOUTH-WEST FACING GARDENS
- 22FT GARDEN ROOM OFFERING PANORAMIC VIEWS OF THE SURROUNDINGS
- FLEXIBLE LAYOUT WITH PRE-APPROVED DEVELOPMENT OPTIONS
- DUAL ENSUITE BEDROOMS OFFERING ULTIMATE PRIVACY FOR RESIDENTS AND GUESTS
- A SHORT STROLL FROM THE SANDY SHORES OF KESSINGLAND AND SCENIC WALKING ROUTES
- WELL-CONNECTED LOCATION TO EVERYDAY ESSENTIALS
- NO ONWARD CHAIN DELAYS HIGHLIGHTING SPEED OF PURCHASE



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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