

Aldreds
Estate Agents



93 Catchpole Close
Kessingland, Lowestoft, NR33 7TL

£190,000



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*** STUNNING KESSINGLAND LOCATION *** Situated in the corner of this quiet cul-de-sac being within walking distance of Kessingland beach and seafront, Southwold coastline is also just 8.1 miles away. This light and airy property is presented to an excellent standard throughout and offers spacious family accommodation. The generous front and rear gardens really are beautiful and designed to be low maintenance making this property ideal for busy working professionals or an ideal first time buy. There are also the benefits of a modern gas combi boiler and 2 off road parking spaces. *** VIEWING ADVISED ***

Entrance Porch

Tiled effect vinyl flooring, Upvc entrance door.

Open Plan Lounge/Diner

14'11" x 21'9" (4.57 x 6.65)

Fitted carpet, coved ceiling, double aspect windows including sliding patio doors leading to rear garden, power points, T.V point, radiator, timber fireplace with marble effect hearth and inset with living flame electric fire, galleried staircase leading to the first floor, under stair storage cupboard.

Kitchen

6'10" x 7'10" (2.09 x 2.39)

Tiled flooring, range of fitted kitchen units, roll top work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine & dishwasher, power points, Upvc window.

Rear Porch

Tiled effect vinyl flooring, sliding doors in to the rear garden.

First Floor

Galleried Landing

Fitted carpet, power points.





Bedroom 1

11'9" x 11'10" (3.59 x 3.61)

Fitted carpet, double aspect Upvc windows, radiator, power points, built in cupboard.

Bedroom 2

8'7" x 9'9" (2.62 x 2.99)

Fitted carpet, coved ceiling, radiator, Upvc window, power points.

Shower Room

Tiled flooring, modern shower suite comprising of a shower cubicle with aqua board splash backs, low level W.C, vanity sink unit, Upvc window, radiator, aqua board panel walls.

Tenure And Freehold

Council Tax Band - A

Mains Water Gas Electric And Drainage

Freehold

Outside To The Front

There is a front garden which is laid to lawn with a full range of specimen flowers and shrub borders, fully enclosed by high timber fencing with concrete footpath leading to front door. 2 off road parking spaces and garage space.

Outside To The Rear

There is an immaculate private garden which is low maintenance laid to artificial turf, shingle & patio footpaths, range of flower and shrub borders, 2 timber and felt garden sheds1 being ideal as a work from home office, enclosed by high fencing, with side footpath to front garden.



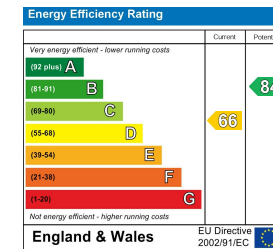
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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