



Aldreds
Estate Agents

291 Church Road
Kessingland, Lowestoft, NR33 7SB
Asking Price £210,000



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Aldreds are delighted to offer this stunning 3 separate bedroomed end terraced property that has been refitted and refurbished to a very high standard throughout and the first and second floor side windows provide beautiful sea and beach views. This superb family home is situated in this very desirable Kessingland location being within a 1 minute walk of Kessingland beach and sea front. The current owners have improved the property with no expense spared including quality fixtures and fittings, tasteful decorations and newly fitted floor coverings are included in the asking price. The versatile accommodation includes 2 reception rooms, newly fitted kitchen, ground floor shower room & separate W.C. To the first floor there is a landing creating 3 separate bedrooms and a family/en suite bathroom. Bedroom 3 is located on the second floor. To the outside of the property there is a lawned garden which provides ample space for bistro style dining. There is also the benefits of georgian style Upvc windows and gas fired central heating fired by a modern energy efficient combination boiler. Quite simply in turnkey condition located brilliantly alongside Kessingland beach and an early viewing is strongly recommended. No Chain.

Lounge

11'10" x 12'0" (3.62 x 3.68)

Laminate flooring, flat plastered & coved ceiling, power points, T.V point, featured timber fire place, radiator, Upvc georgian style window.

Inner Hallway

Stairs off to the first floor.

Dining Room

12'8" x 11'10" (3.87 x 3.63)

Laminate flooring, flat plastered and coved ceiling, georgian style Upvc window, feature open fireplace, radiator, power points, under stair storage cupboard, wide opening leading to the kitchen.

Kitchen

9'8" x 7'3" (2.97 x 2.23)

Ceramic tiled flooring, quality fitted white kitchen units, extended work surfaces, stainless steel sink with single drainer, double eye level Neff electric oven, four burner gas hob, modern vertical extraction cooker hood, tiled splash backs, Upvc window.

Rear Lobby/Shower Room

Ceramic tiled flooring, over sized fully tiled shower cubicle, wall mounted sink, wall mounted energy efficient boiler, radiator.

Ground Floor W.C

Ceramic tiled flooring, low level W.C, half tiled walls, extractor fan.





First Floor

Landing with fitted carpet, 3 separate bedrooms leading off.

Bedroom 1

12'4" x 12'1" (3.76 x 3.70)

Fitted carpet, power points, flat plastered and coved ceiling, Upvc window, double aspect Upvc georgian style windows, side window does provide sea and beach views, feature timber fire place, T.V point, full length walk in cupboard/wardrobe.

Bedroom 2

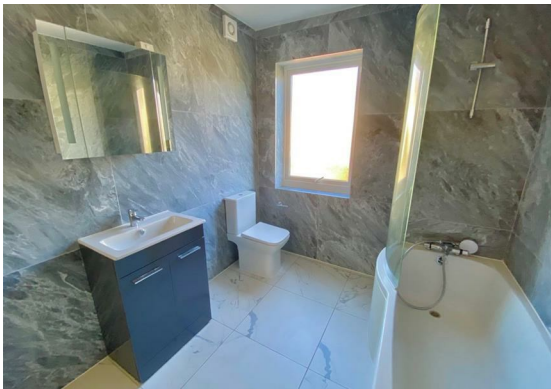
10'4" x 12'0" (3.17 x 3.68)

Fitted carpet, flat plastered and coved ceiling, georgian style Upvc window, radiator, power points, walk in cupboard/wardrobe, door leading to :-

En Suite Bathroom

10'4" x 7'4" (3.17 x 2.26)

Ceramic tiled flooring, bathroom suite comprising of a shower set over a panel bath enclosed by curved glass screen, low level W.C, vanity sink, fully tiled walls, Upvc window, extractor fan.



Second Floor

Bedroom 3

12'1" x 18'0" (3.7 x 5.5)

Fitted carpet, radiator, power points, double aspect Upvc windows, side window providing beautiful sea and beach views, walk in cupboard/wardrobe.

Tenure And Services

Freehold

Council Tax Band - B

Mains Electric Gas Drains And Water

Outside To The Front

There is a front garden with footpath to front door.

Outside To The Rear

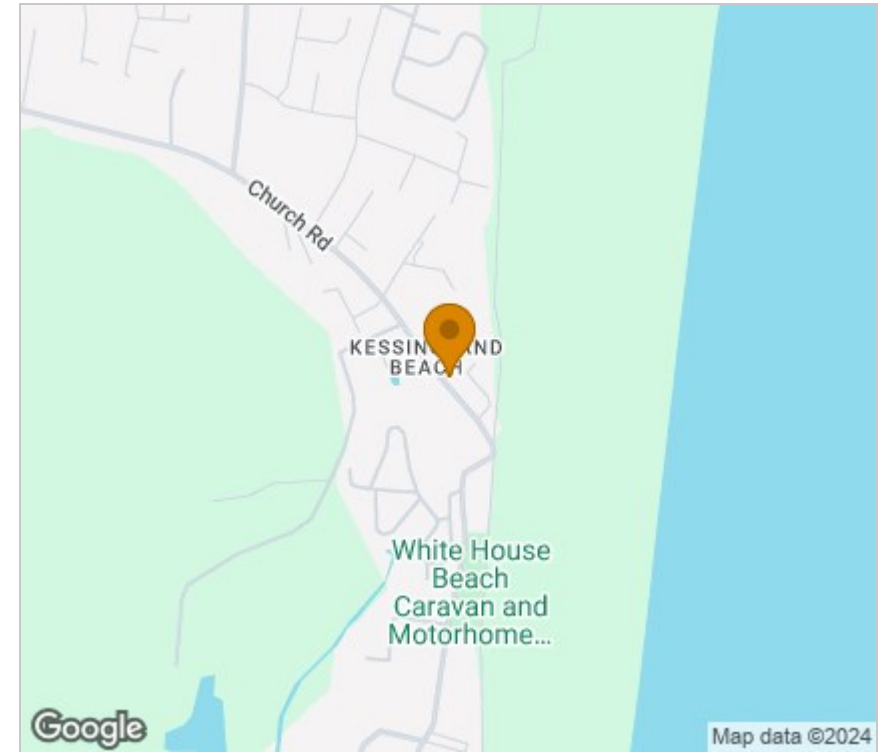
There is a fully enclosed garden which is laid to lawn, all enclosed by high fencing, pedestrian rear access. The garden provides ample space for bistro style dining.



Floor Plan



Area Map



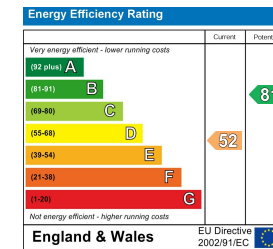
Viewing

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

Disclaimer

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Energy Efficiency Graph



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