

Aldreds
Estate Agents



Coppers View 3A Church Road

Kessingland, Lowestoft, NR33 7TH

Asking Price £475,000



Coppers View 3A Church Road

Kessingland, Lowestoft, NR33 7TH

Aldreds are delighted to offer this modern architecturally designed three bedroom bungalow. It is situated in this sought after part of Kessingland and located at the end of a long private driveway providing ample off road parking. This is a quality individually designed bungalow constructed in 2017. It provides light and airy spacious living accommodation with feature vaulted ceilings and skylights. Within walking distance there are all necessary local amenities including regular bus services to Southwold, Beccles, Norwich and Lowestoft. Kessingland Beach is a 20 minute walk away it's about 8 miles to Southwold. Other features include an energy efficient underfloor heating system along with well designed fixtures, fittings and floor coverings throughout. All windows are double glazed uPVC and there are flat plastered ceilings throughout and each room has a thermostatic control. The property is private and not directly overlooked. **Early viewing is strongly recommended.**

Wide Entrance Hall

LVT flooring, vaulted ceiling with skylight, stained glass sealed unit double glazed entrance door, power points and steps leading up to the storage Attic.

Lounge

13'5" x 19'5" (4.09 x 5.93)

Fitted carpet, double aspect, windows, power points, tv and media points, underfloor heating, modern fireplace with tiled hearth and inset wood burning enclosed fire.

Kitchen/Diner/Dayroom

19'0" x 24'2" (max) (5.80 x 7.38 (max))

Kitchen area:

LVT flooring, a range of fitted kitchen units, extended work surfaces, double stainless steel sink with single drainer, built in double Neff electric oven with matching four burner induction hob, stainless steel extraction cooker hood, integrated dishwasher, recess for further white goods, power points, feature vaulted ceiling with inset skylights and spotlighting and speakers, underfloor heating.

Open Plan Dining area:

LVT flooring, patio doors leading out to the side garden and patio, feature vaulted ceiling with timber beams, inset spotlighting and speakers, ample space for family size dining table and chairs, underfloor heating.

Open Plan Day Room:

LVT flooring, feature vaulted ceiling with beams, inset skylights and spotlighting, triple aspect uPVC windows, bifolding doors leading out to the patio and rear garden, power points, underfloor heating.

Utility Room

LVT flooring, a range of fitted base and wall units, extended work surfaces, stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine, wall mounted energy efficient boiler, inset spotlighting, uPVC door leading out to rear garden, power points, full length storage cupboard.





Inner Hallway

Fitted carpet, flat plastered ceiling with inset spotlighting, full length storage/cloaks cupboard, power points.

Bedroom 1

15'4" x 9'10" (approx) (4.68 x 3 (approx))

Fitted carpet, ceiling with inset spotlighting, large windows overlooking back garden, power points, underfloor heating, double full length wardrobe, tv point.

En-suite Shower Room

Vinyl flooring, fitted shower suite comprising a spacious shower cubicle with aqua board splash backs enclosed by glass screen door, bidet, low level WC, vanity sink unit with aqua board splashback, small window, extractor fan, ceiling with inset spotlighting, full length heated towel rail.

Bedroom 2

14'9" x 11'3" (4.50 x 3.44)

Fitted carpet, ceiling with inset spotlighting, large bay window, power points, media points, inset spotlighting, underfloor heating, double fitted wardrobe.

Bedroom 3

13'1" x 9'10" (approx) (4 x 3 (approx))

Fitted carpet, underfloor heating, window, ceiling with pendant light, double full length fitted wardrobe, power points.



Family Bathroom

Vinyl flooring, bathroom suite comprising a shower set over a 'L' shaped bath, vanity sink unit, low level WC with enclosed cistern, aqua board splash backs, full length heated towel rail, ceiling with inset spotlighting, extractor fan, window.

Storage Attic

9'4" x 14'9" (2.87 x 4.5)

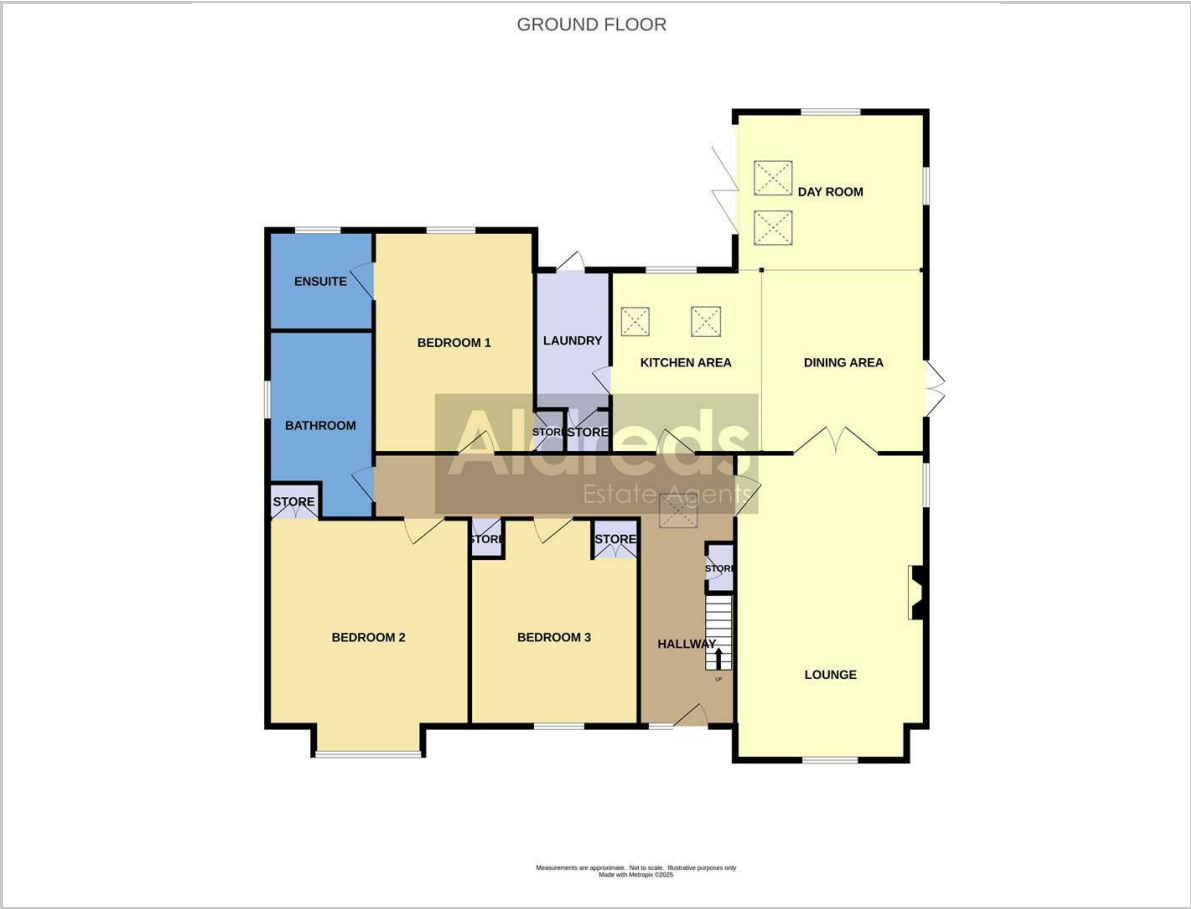
Double aspect skylight windows.

Outside

To the front of the property there is a long private gravel driveway leading to a spacious tarmacked parking area providing ample off road parking for several vehicles, an oversized block built garage with electric roller door, lighting inside and outside electric sockets, side access door and windows. A side patio and garden, all enclosed by high brick wall and timber fencing. To the rear of the property there is an outside electric socket, an easily maintained lawned garden with timber garden shed, a raised timber planting area, patio areas at the back and to the side, and a few flower and shrub borders, side access to both sides of the property leading to the front driveway, all enclosed by high fencing.



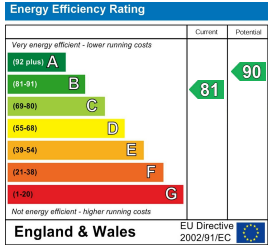
Floor Plan



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.