

**Aldreds**  
Estate Agents



125 Church Road  
Kessingland, Lowestoft, NR33 7SQ

Asking Price £265,000





## 125 Church Road

Kessingland, Lowestoft, NR33 7SQ

Aldreds are delighted to offer this 3 bedroomed detached bungalow located in the village of Keesingland within a short walk of the beach and amenities. The property benefits from 3 generous size bedrooms, modern kitchen, spacious lounge, family bathroom with separate bath and shower cubicle, conservatory, lean to giving ample room for family size dining table and chairs. To the outside there is a enclosed lawned rear garden with patio seating area, with a range of shrubs and a brick built garage along with parking at the rear. Benefits also include Upvc double glazed windows and doors throughout and gas fired central heating. Realistically priced and a viewing is highly recommended.

### Wide Entrance Hall

14'11" max x 4'11" (4.548 max x 1.5)

Fitted carpet, power points, radiator, loft hatch leading to insulated loft area.

### Bedroom 1

14'0" x 13'8" (4.291 x 4.167)

Laminate wooden flooring, Upvc window to front aspect, radiator, power points.

### Bedroom 2

12'1" x 8'11" (3.694 x 2.729)

Laminate flooring, Upvc window to rear aspect, radiator, power points.

### Bedroom 3

10'10" x 7'1" (3.306 x 2.184)

Laminate flooring, radiator, upvc window side aspect, power points.

### Lounge

5'10" x 13'6" (1.78 x 4.14)

Laminate flooring power points, T.V point, radiator, space for fireplace, Upvc sliding doors leading to conservatory







### Kitchen

8'9" max x 14'0" (2.672 max x 4.277)

Laminate flooring, Upvc window to front aspect, hot and cold mixer tap, stainless steel sink with single drainer, plumbing for washing machine, flat plastered ceiling with inset spotlights, extractor fan, modern gloss units, worktop surfaces, integrated electric oven, and separate gas hob space for fridge freezer, Worcester combi boiler located in an enclosed cupboard. Door leading to lean to.

### Conservatory

Quarter brick built conservatory, upvc windows, power points and lighting, door leading to the garden area.

### Bathroom

5'9" x 10'7" (1.766 x 3.246)

Vinyl tile effect flooring, upvc opaque window, vanity sink, separate shower unit of mains with glass surround, panel bath, heated towel rail.

### Lean to/ Side Extension

Laminate flooring, Upvc windows, space for a decent size dinning table, power points.

### Outside

To the front of the property is a walkway to the side entrance door, the front garden is open plan and spacious with shrubs and well maintained bushes.

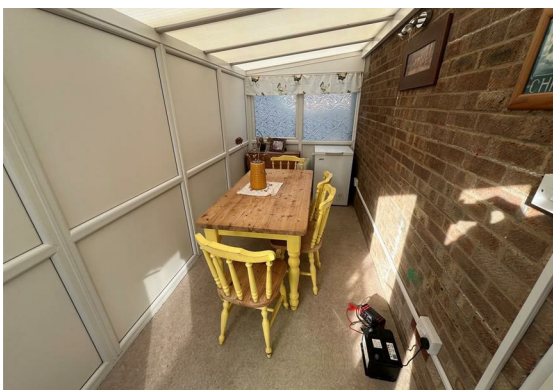
To the rear of the property there is a separate brick built garage with power, to the front of the garage there is parking for one vehicle. The garden is mostly lawned with a mixture flower beds, shrubs and bushes, outside tap, compact pond area, patio seating area offering outside dining.

### Additional notes

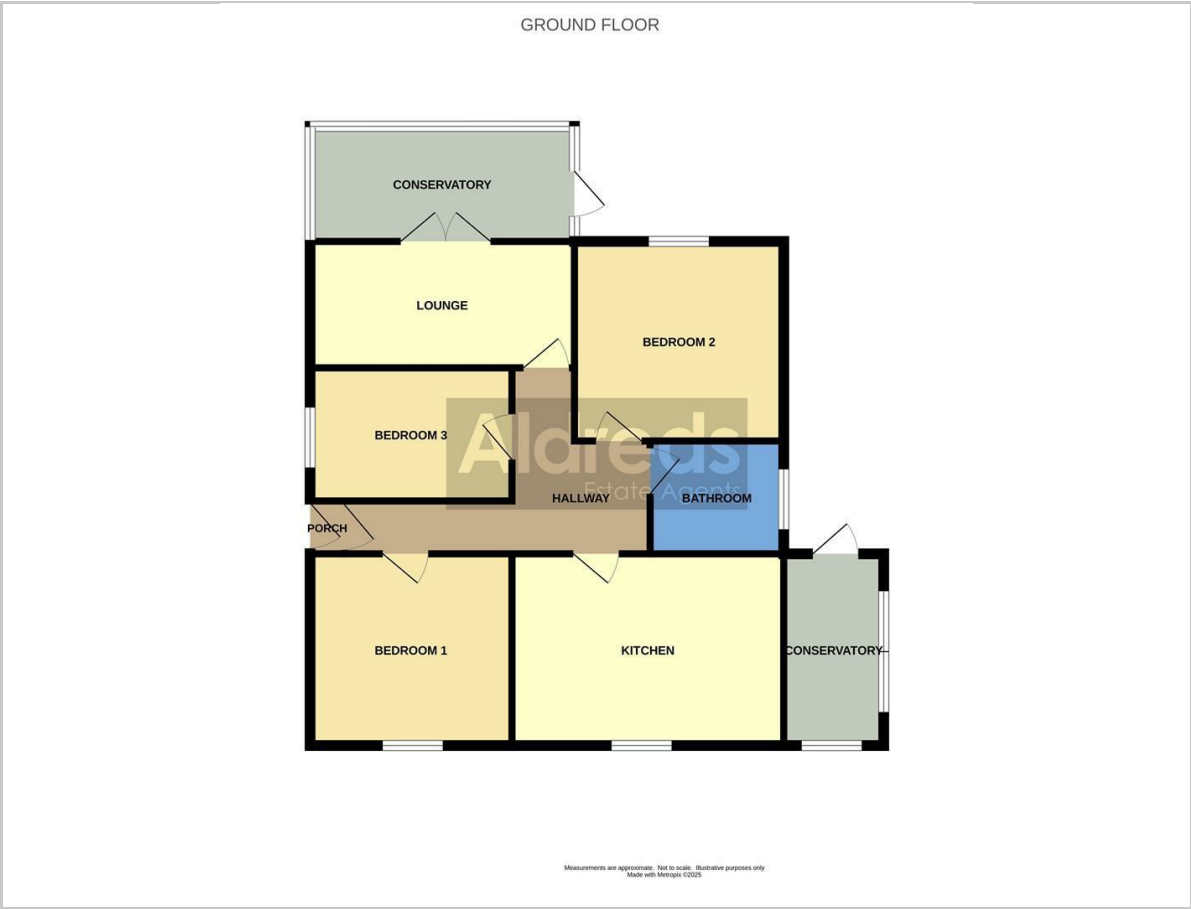
The property has solar panels.

### Council tax

Band C



Floor Plan

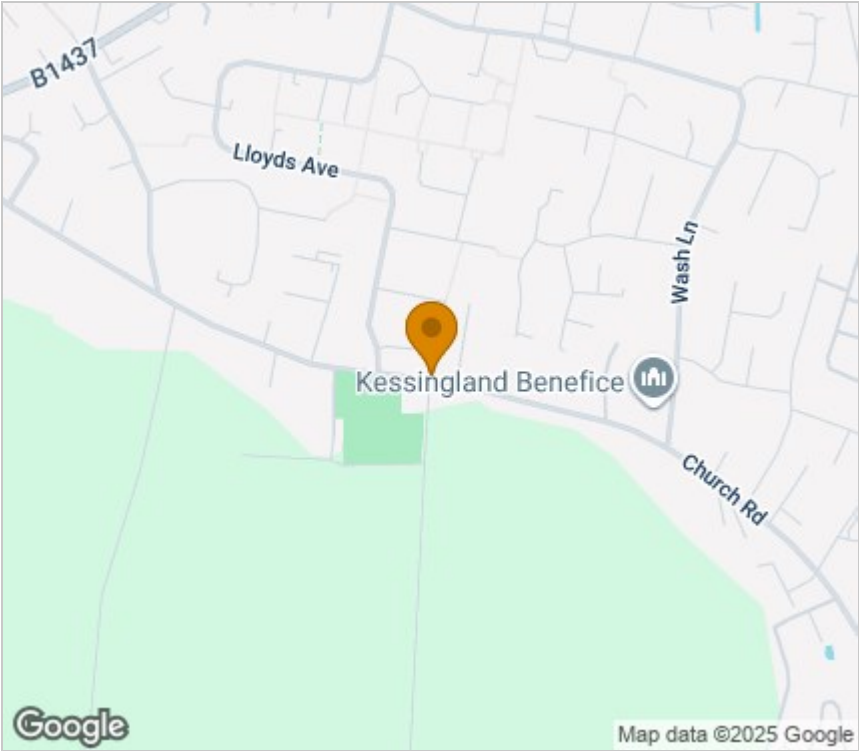


Viewing

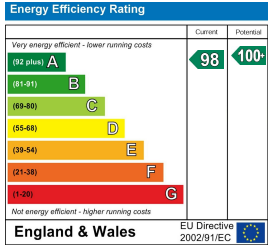
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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