



# 1 HERITAGE CLOSE

KESSINGLAND, LOWESTOFT, NR33 7UJ





This well-presented detached bungalow is situated in a well regarded cul-de-sac in the popular area of Kessingland, offering spacious and comfortable accommodation throughout.

**Upon entering the property, you are welcomed into a hallway with convenient storage cupboards. To the front of the property, there are two generously sized bedrooms, while the master bedroom is positioned at the rear and enjoys lovely views over the garden. The master bedroom benefits from an en-suite shower room, providing added privacy and convenience.**

The family bathroom is spacious and includes both a separate shower enclosure and a bath, catering to various preferences. The kitchen, with views over the rear garden, is well-appointed and leads into a utility room. A further opening leads through to the dining room, which offers sliding doors that open directly to the rear garden and provides a great space for family meals and entertaining. French doors from the dining room open into the sitting room which is generously sized.

Outside, the property offers a driveway to the side with access to a detached single garage, providing ample parking and storage. The rear garden is a particular highlight, beautifully

cared for and partly walled, offering a private and tranquil space for outdoor relaxation.

This charming bungalow offers an excellent opportunity for comfortable living in a popular coastal location.

### SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - D



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NO  
ONWARD  
CHAIN





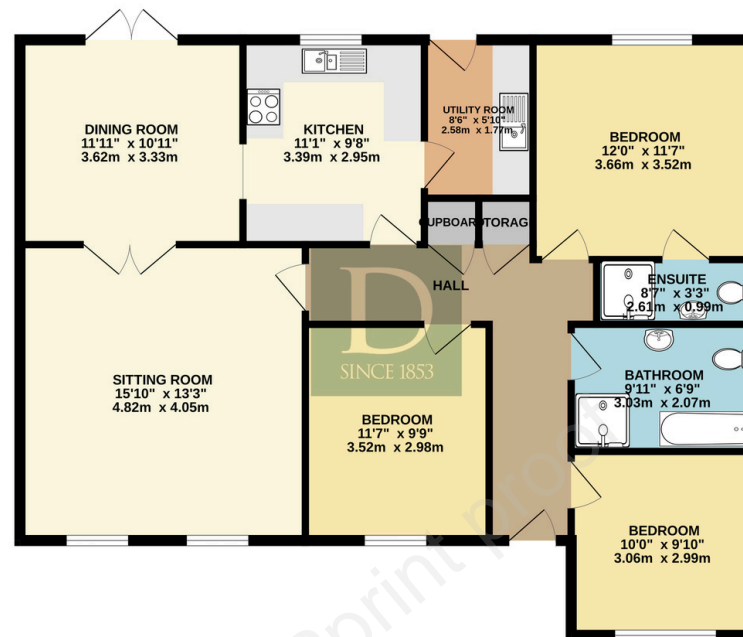






## FLOOR PLAN

GROUND FLOOR  
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 sq.m.) approx.  
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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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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