



3 BADGERS HOLT

KESSINGLAND, LOWESTOFT, NR33 7SZ



Nestled within a well-regarded cul-de-sac, this attractively designed detached property presents an exciting opportunity for buyers looking to renovate and create a home tailored to their own taste and style.

Accessed via a side entrance, the accommodation begins with an entrance hall featuring a staircase to the first floor and a convenient ground floor WC. To the front of the property, the double-aspect sitting room offers a feature fireplace and leads through to the adjoining dining room—ideal for entertaining.

The dining area flows seamlessly into a bright conservatory, which enjoys views over the rear garden. Completing the ground floor is a well-proportioned kitchen, offering scope for reconfiguration and modernisation.

Upstairs, the first floor hosts three bedrooms along with a family bathroom, all ready for thoughtful updating to make the most of the space and natural light.

Outside, the property benefits from a driveway to the side, leading to a detached garage. The rear garden is a true blank canvas—ideal for keen gardeners or those looking to create a peaceful outdoor retreat.

Location: Kessingland is a sought-after coastal village offering a range of local amenities, beautiful beaches, and a strong sense of

community. With good road links and access to nearby towns such as Lowestoft and Southwold, it combines the tranquillity of village life with the convenience of nearby urban centres.

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



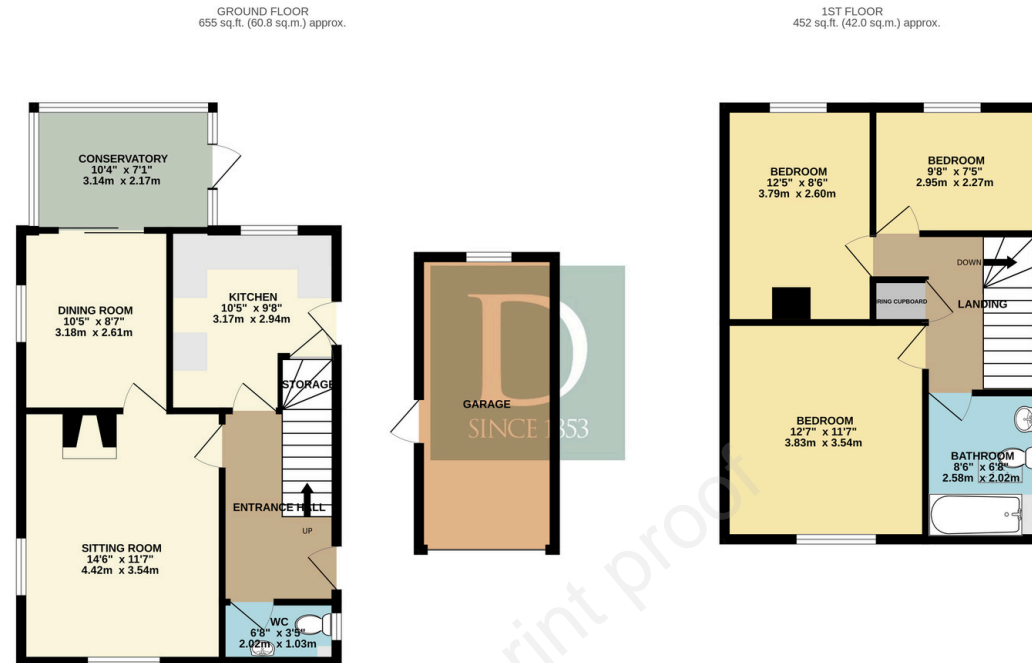


NO
ONWARD
CHAIN





FLOOR PLAN



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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