



61 CATCHPOLE CLOSE

KISSINGLAND, NR33 7TL



Situated in a quiet location, within the sought-after coastal village of Kessingland, this well-presented and extended detached family home offers generous and versatile living accommodation, ideal for modern family life.

Upon entering the property, you are welcomed by an entrance hall with access to a WC and a practical utility/storage cupboard. A door leads through to a flexible front reception room, currently arranged as a dining room, featuring a front aspect window and staircase to the first floor. Double doors open into the kitchen/breakfast room, which benefits from a side door and window, providing plenty of natural light and functionality.

The real heart of the home is the extended open-plan sitting room at the rear, a spacious and airy room filled with natural light from two French doors opening onto the garden and two side aspect windows. An archway seamlessly connects this space to the kitchen/breakfast room, creating a perfect flow for entertaining and family gatherings.

Upstairs, the property offers four well-proportioned bedrooms and a recently renovated family bathroom, complete with a modern suite and separate shower, all accessed from the landing.

Externally, the home is set back behind a lawned front garden with a path leading to the entrance. A

driveway provides ample off-road parking and leads to a garage with an electric roller door. To the rear, the low-maintenance garden features paved patio areas, artificial lawn, and mature plant and shrub borders, ideal for outdoor entertaining and relaxation. Additionally, an outbuilding attached to the rear of the garage offers great potential for a home office, studio, or workshop. This fantastic home offers space, flexibility, and a great lifestyle location—early viewing is highly recommended.

SERVICE

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

TENURE

Freehold.

LOCAL AUTHORITY

East Suffolk Council Tax Band – D

AGENTS NOTES

The vendor is a Durrants employee



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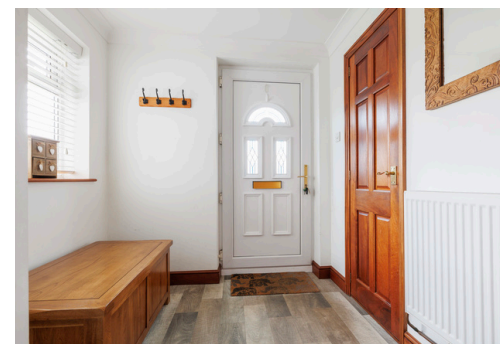


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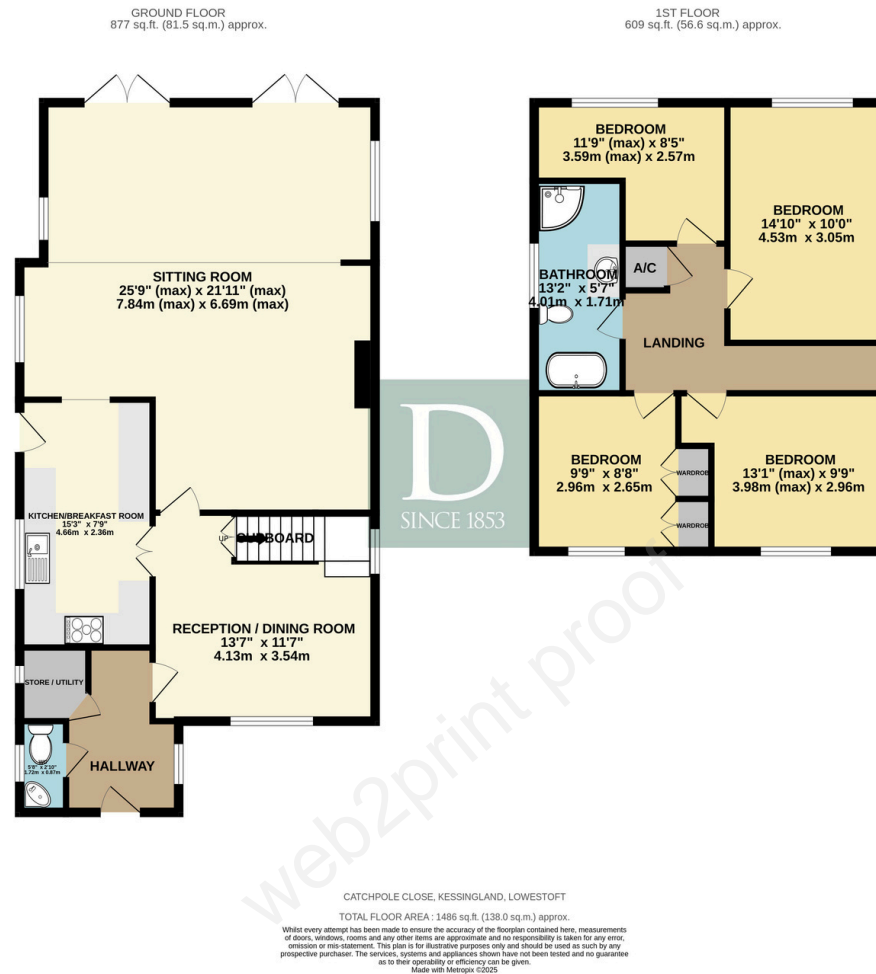








FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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