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£375,000



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9 High Street, Kessingland, NR33 7UT

- SUBSTANTIALLY EXTENDED
- EXECUTIVE STYLE DETACHED HOME
- FOUR DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION
- OVER 1,540 SQ FT
- BEAUTIFULLY PRESENTED
- LARGE CONSERVATORY TO REAR
- GARAGE & DRIVEWAY
- GOOD SIZE CORNER PLOT
- PEACEFUL NEIGHBOURHOOD

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Through the moder part-glazed front door into your Porch. This is part of the extended section, simply hand up your coat, kick off your shoes and relax in your new home.

Hall

Your Hall features a sumptuous fitted carpet, radiator, your staircase winds up to all first floor rooms and there's a handy storage cupboard under. Doors lead off to your Dining Room, Cloakroom Kitchen and ...

Lounge 5.40m x 3.63m (17' 9" x 11' 11")

A beautiful brick fireplace is the focal point to your cosy yet spacious Lounge. Two radiators, a fitted carped and uPVC sealed unit double glazed patio doors lead out to your Conservatory. At the other end an opening leads you into your ...

Sitting Room 3.00m x 3.15m (9' 10" x 10' 4")

Also part of the extension, this Sitting Room is a versatile space to utilise whichever way you please. Currently set up as a Dining Room, it could be a home Office, Playroom or Snug. There's a bay fronted window overlooking your front Garden and a further uPVC sealed unit double glazed window to side. A Radiator and fitted carpet also feature.

Dining Room 3.38m x 3.04m (11' 1" x 10')

Across the Hallway this room features a uPVC sealed unit double glazed window to front aspect, fitted carpet and radiator.

Cloakroom WC 1.98m x 1.11m (6' 6" x 3' 8")

Essential for the family is the downstairs loo! This beautiful little room features an opaque uPVC sealed unit double glazed window, vinyl floor, chrome heated towel rail radiator, attractive part-tiling to walls and a contemporary suite comprising of a vanity wash hand basin and low-level WC.

Kitchen Breakfast Room 4.40m x 3.62m (14' 5" x 11' 11") narrowing to 3.25m

They say the heart of the home is in the Kitchen, well this larger style Kitchen is certainly that. A range of base and wall units are fitted to three walls complete with oak doors and drawers with a wood trim worktop over. There's ample space provided for your fridge freezer, cooker and your one-and-a-half bowl sink and drainer with 'swan neck' mixer tap is located under one of the two uPVC sealed unit double glazed windows. There's a radiator, ceramic tiling has been laid to floor and a door leads you in to your ...

Utility Room 2.66m x 1.53m (8' 9" x 5')

Keep all your domestic items away from your Kitchen in your Utility Room. The same units are fitted here, stacks of space and plumbing has been provided for your automatic washing machine and tumble dryer. Your boiler is located here and your back door leads you out to your ...

Conservatory 5.15m x 3.23m (16' 11" x 10' 7") max

The perfect place to sit and unwind in this stunning Garden Room. Constructed of uPVC double glazing over a brick base, it is 'L' shaped and very spacious. Frech doors lead out to the Garden, there's a radiator, ceiling fan and ceramic tiling to floor.

FIRST FLOOR

Gallery Landing

At the top of the stairs, this super gallery style landing has a fitted carpet, a uPVC sealed unit double glazed window attracts an abundance of natural daylight, there's loft access, airing cupboard and doors lead you to all Bedrooms and Bathroom.

Master Bedroom 3.65m x 4.06m (12' x 13' 4") narrowing to 3.20m

Located at the rear part of the property with a uPVC sealed unit double glazed window, fitted carpet, built in wardrobe and radiator. A door leads you in to ...

Ensuite 2.69m x 1.92m (8' 10" x 6' 4") max

The perfect place to visit every morning and every night is your very own ensuite. There's a contemporary suite comprising of fully tiled shower cubicle, low level WC and vanity wash hand basin. Carpet is laid to floor, there's an opaque uPVC sealed unit double glazed window, heater and radiator.

Bedroom 2 3.27m x 3.04m (10' 9" x 10')

Also located to the rear of the property with views over your rear Garden through the uPVC sealed unit double glazed windows. There's a fitted carpet, radiator and built in wardrobe also featured.

Bedroom 3 3.38m x 3.36m (11' 1" x 11') max

Located at the front of the property and features a fitted carpet, built in wardrobe and radiator.

Bedroom 4 2.64m x 2.16m (8' 8" x 7' 1")

The smallest of the four is still a good size double and features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Family Bathroom 2.27m x 1.68m (7' 5" x 5' 6") max

Your lovely Bathroom features a suite comprising of a panel bath with shower over, low level WC and vanity wash hand basin. There's an opaque uPVC sealed unit double glazed window, radiator and fitted carpet.

OUTSIDE

Front Garden

Sat on the corner of High Street and Heritage Green, you will benefit from a much larger plot. Your front Gaden is made private with tall hedge and is mainly laid to lawn.

Driveway & Garage

Located to the rear of the property with a gate leading into your...

Rear Garden

Completely enclosed by wall and fence and very private, your rear Garden is mainly laid to lawn with attractive brickweave patios perfect for sitting out or even a spot of alfresco dining. There's a large timber workshop, bin store and a personal door to your Garage.

Council Tax

East Suffolk Council Band D

SUMMARY

This lovely family home has been priced to sell. To view call us now..



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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BEAUTIFUL EXECUTIVE FAMILY HOME | SUBSTANTIALLY EXTENDED

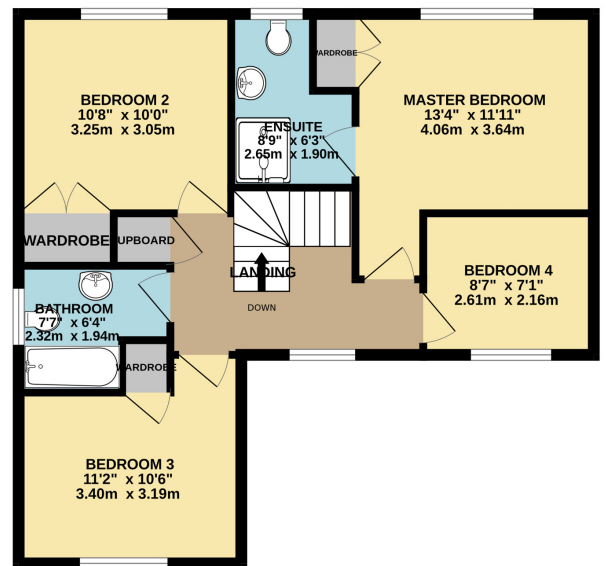
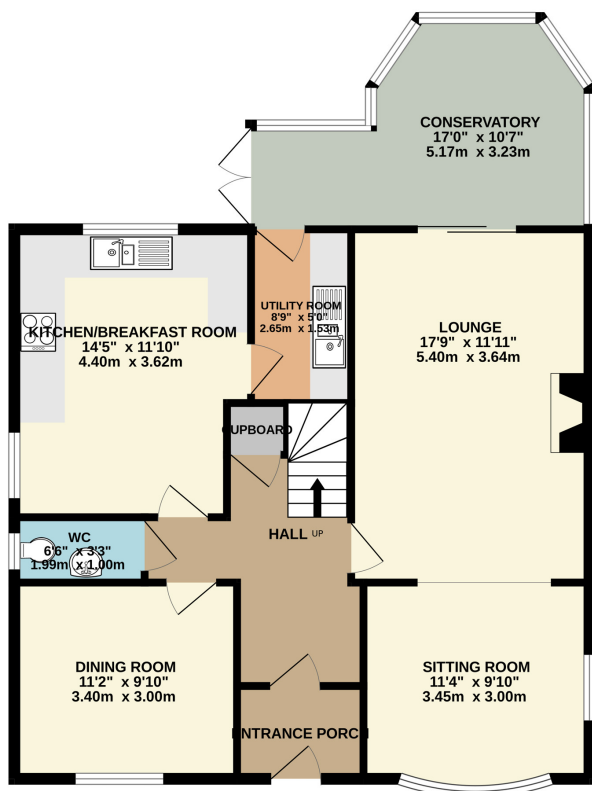
This larger style detached family home is excellently presented and located in a very sought after neighbourhood in the coastal village of Kessingland. Your accommodation comprises of a large Lounge, extended into a Sitting Room, Dining Room, Kitchen Breakfast Room, Utility and Conservatory on the ground floor, while upstairs four double Bedrooms, one with Ensuite and Family Bathroom of the Gallery Landing. Located in a pleasant and sought after location and sat on a large corner plot with a Driveway leading up to your Garage. All this with the creature comforts of gas central heating and uPVC double glazing throughout.

OVER 1,540 sq ft of LUXURY

LOCATION AND AMENITIES

Sat on the corner of High Street and Heritage Green is a small sought after development in the village of Kessingland. The village has super transport link with a regular bus service making the towns of Lowestoft, Ipswich & Beccles and cities of Norwich and London easily accessible. Good local schools, doctors surgery and vets located on Field Lane. The stunning Suffolk countryside surrounds the quiet village of Kessingland with its beautiful beach, perfect for summer time and long walks.

Contact: The ONE ONLINE Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



9 HIGH STREET, KESSINGLAND

TOTAL FLOOR AREA: 1540 sq.ft. (143.1 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