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93 Catchpole Close, Kessingland, NR33 7TL

- DELIGHTFUL END OF TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- AMPLE PARKING ON THE DRIVEWAY
- BEAUTIFUL GARDENS TO FRONT & REAR
- SOUGHT AFTER CUL-DE-SAC
- LARGE 20FT LOUNGE DINER
- CENTRAL HEATING THROUGHOUT
- DOUBLE GLAZED WINDOWS
- TIMBER SHEDS & WORKSHOPS
- TUCKED AWAY LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 1.77m x 0.75m (5' 10" x 2' 6")

Enter through your modern part-glazed front door into your Porch. This is the perfect place to hang up your coat and kick off your shoes. Another glazed door leads you into your ...

LOUNGE DINER 5.81m x 4.57m (19' 1" x 15') *narrowing to 2.58 Plus Bay*

Over 20 ft long including the bay, your Lounge Diner is light and bright due to uPVC sealed unit double glazed window which allows beautiful views over your Front Garden. At the opposite end, glazed Bifold doors lead you into your rear Porch and an opening into your Kitchen.

A fitted carpet is laid underfoot, there's a fireplace, radiator and handy under stairs cupboard. Your staircase leads you up to all first floor rooms.

KITCHEN 2.45m x 1.91m (8' x 6' 3")

Small, yet perfectly formed, your Kitchen features a range of base and wall units fitted to two walls complete with a worktop and upstand over. A stainless-steel sink and drainer is located under your uPVC sealed unit double glazed window with stunning views over your rear Garden and ample space is provided for a cooker, fridge freezer, automatic washing machine and dishwasher.

REAR PORCH 1.66m x 0.70m (5' 5" x 2' 4")

Another handy Porch with double glazed sliding patio doors leading out to your rear Garden.

FIRST FLOOR

LANDING

At the top of the stairs, your Landing features doors leading off to all first-floor rooms.

MASTER BEDROOM 3.56m x 2.72m (11' 8" x 8' 11") *Plus Bay*

Located at the front part of the cottage and running the full width, your Master Bedroom features two uPVC sealed unit double glazed windows with front Garden views, a radiator, fitted carpet large built in wardrobe.

BEDROOM 2 3.54m x 2.60m (11' 7" x 8' 6")

Bedroom 2 features a uPVC sealed unit double glazed window to rear aspect, fitted carpet and radiator.

SHOWER ROOM 3.00m x 2.55m (9' 10" x 8' 4")

Recently upgraded with aquaboard walls and a suite comprising of a shower cubicle, low level WC and vanity wash hand basin. Vinyl is laid to floor, there's a radiator and an opaque uPVC sealed unit double glazed window.

OUTSIDE

FRONT GARDEN

This is the last house in the cul-de-sac, is tucked away and very private. Your picture postcard cottage features an enclosed front Garden with a gate to your path leading you down to your front door. A very attractive first impression, mainly laid to lawn with mature shrubs and plants, a hedgerow and a path leads to the side on to your rear Garden.

REAR GARDEN

This delightful suntrap rear Garden is a real picture. Enclosed by fence and very private, artificial lawn has been laid, borders and packed full of mature shrubs and patio and shingled areas are a lovely place to sit and unwind. Several timber sheds offer plenty of storage and offer power and light.

COUNCIL TAX

East Suffolk Council - Band A

SUMMARY

Whether you are a first-time buyer looking to get on the ladder, an investor looking for a good return or maybe buy as a second home, this property has so much potential. Good size living, stunning gardens and ample parking in the drive, this could be the one for you.

To view, simply call us on the number on page one of this brochure.

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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A DELIGHTFUL 2 BED END OF TERRACE | STUNNING GARDEN | CUL-DE-SAC

We are pleased to offer for sale this lovely cottage located at the ends of a sought-after cul-de-sac in the coastal village of Kessingland. Tucked away, be amazed by the beautiful Gardens to front and rear, your accommodation features a large Lounge Diner, Kitchen and Porches to front and rear on the ground floor, while upstairs two double Bedrooms and Bathroom, all off Landing. All of this with the creature comforts of gas central heating and double glazing. There is ample parking on your Driveway and your both enclosed Gardens are an absolute delight.

ENJOY LIFE IN THIS POPULAR SEASIDE VILLAGE

LOCATION AND AMENITIES

Catchpole Crescent is located just off Church Road, a sought-after residential neighbourhood in Kessingland. This area has great 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 and a short trip takes you to the beautiful beach, perfect for summertime and long walks.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



93 CATCHPOLE CLOSE, KESSINGLAND

TOTAL FLOOR AREA: 645 sq.ft. (59.9 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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