



Strowgers Way, Kessingland, Lowestoft, NR33 7PA

£250,000

- WELL-PRESENTED
- CUL-DE-SAC
- uPVC DOUBLE GLAZING & GCH
- DETACHED
- SHORT DISTANCE TO THE BEACH
- LAID TO LAWN GARDEN
- 2 DOUBLE BEDROOMS
- KITCHEN WITH INTEGRAL APPLIANCES
- DRIVEWAY & GARAGE

Just a 5 minute walk to our HERITAGE COASTLINE & within easy access to local amenities & public transport to the nearby towns & villages...

Offered FOR SALE in EXCELLENT condition & NO onward CHAIN, the property comprises an entrance porch, lounge, FITTED KITCHEN, bathroom & 2 DOUBLE bedrooms. uPVC DG & GCH throughout with enclosed rear garden, driveway & GARAGE.

ENTRANCE PORCH INTO HALLWAY

Through the uPVC part double glazed front door into the entrance porch of this home. Further uPVC part double glazed door out to the rear garden and door into the... hallway that provides access to all areas; fitted carpet, radiator and power points. Built-in cupboard gives storage and loft access in situ.

LOUNGE / DINER

6.32m x 3.13m (20'8" x 10'3")
Generous reception overlooks the front of the home through the uPVC double glazed bay window; fitted carpet, radiator, power points and an electric fire in situ.

KITCHEN

2.80m x 2.72m (9'2" x 8'11")
Range of wall and base units with worktop, inset sink / drainer and integral appliances include an oven, induction hob with extractor, fridge, freezer and washing machine. Laminate flooring, uPVC double glazed windows, power points and a cupboard houses the gas central heating / domestic hot water boiler.

BATHROOM

Suite comprises a low level WC, pedestal basin and bath with shower over; vinyl flooring, opaque uPVC double glazed window and radiator.

BEDROOM 1

4.12m x 3.14m (13'6" x 10'3")
Good size double bedroom overlooks the rear garden and has fitted carpet, uPVC double glazed window, radiator and power points.

BEDROOM 2

3.20m x 2.78m (10'5" x 9'1")
Another double offers a multitude of purposes with French double doors out to the rear garden; fitted carpet, radiator and power points.

OUTSIDE

Low maintenance frontage with lawn area and driveway providing off-road parking. Laid to lawn rear garden with borders filled with mature trees and shrubs. Patio area with pedestrian path leads to the shed offering your outside storage solution, outside tap and gated access to the side of the home.


GARAGE

5.37m x 2.65m (17'7" x 8'8")
Adjoined brick garage has a vehicular up and over door.

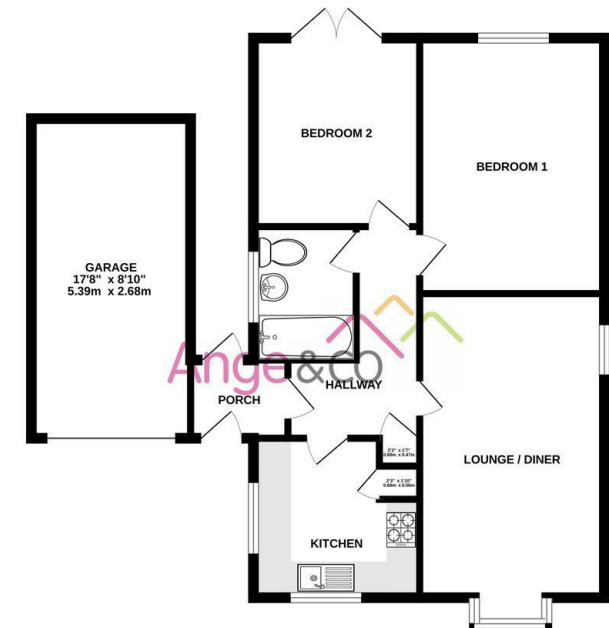
FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND C

ENERGY PERFORMANCE - RATING D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



STROWERS WAY, KESSINGLAND, NR33 7PA
TOTAL FLOOR AREA - 777 sq.ft. (72.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 layout, contents and appliances shown here are not guaranteed and no guarantee is given as to their quantity or condition. Made with Metapex 12/04