



High Path, Kessingland, Lowestoft, Suffolk NR33 7RS

£280,000

- SEA VIEWS
- OPEN-PLAN
- POSH LOFT GIVES OPTIONS
- FISHERSMANS COTTAGE
- ORIGINAL CHARACTER
- TIERED GARDEN
- 3 STOREYS
- 2 DOUBLE BEDROOMS
- WORKSHOP & PARKING

ENCHANTING Fisherman's Cottage is DECEPTIVELY SPACIOUS... Hidden away on the High Path in Kessingland with Sea views & OPEN-PLAN LIVING this property needs to be VIEWED to be APPRECIATED.

Set in the IDYLLIC coastal village of Kessingland, a VERY short distance to the beach & close to amenities. Local transport links take you to the nearby villages / towns & further afield by train from Lowestoft.

A real twist of original character, OPEN-PLAN living with a bohemian vibe... COME, TAKE A LOOK... this might just be THE ONE... you've been waiting for...



Council Tax Band: B



ENTRANCE PORCH > LOBBY

Through the front door you enter this welcoming home... Vinyl flooring, radiator and electric / solar panel meter and consumer unit. Stairs to the first floor and opening into...

FRONT ROOM

3.65m x 3.32m (11'11" x 10'10")

An open-plan affair; tiled flooring, TV/power points and open fire with beautiful decorative surround. uPVC double glazed door out to the front garden and large opening to...

DINING ROOM

3.97m x 3.63m (13'0" x 11'10")

Room to entertain... Wooden flooring, radiator, wall lighting and power points. Built-in storage, French double doors into the conservatory and opening to...

KITCHEN

3.83m x 3.35m (12'6" x 10'11")

Wall and base units with worktop, inset sink / drainer and space / plumbing for your chosen appliances. Single glazed window, power points and walk-in pantry; wooden stable door to...

UTILITY / REAR LOBBY

4.08m x 1.90m (13'4" x 6'2")

Part brick with uPVC double glazed windows, door and glass roof; vinyl flooring, power points and space / plumbing.

FIRST FLOOR - LANDING

Wooden staircase to the first floor; doors to 2 bedrooms, bathroom and further staircase to the loft room.

BEDROOM 1

4.84m x 3.35m (15'10" x 10'11")

Excellent size double bedroom at the front of the home; wooden flooring, uPVC double glazed window, radiator, power points and built-in cupboards.

BEDROOM 2

3.65m x 3.17m (11'11" x 10'4")

Double bedroom overlooking the rear of the property; wooden flooring, uPVC double glazed window, radiator and power points.

BATHROOM

3.86m x 3.34m (12'7" x 10'11")

Spacious bathroom has a white suite comprising a pedestal basin, bidet, WC, freestanding roll top bath with mixer taps and separate enclosed walk-in shower cubicle with mains shower. Vinyl flooring, uPVC double glazed windows, heated towel rails and built-in cupboard.

SECOND FLOOR - LOFT ROOM

4.84m x 3.41m (15'10" x 11'2")

Made to measure wooden staircase up to a versatile space with sea views. Wooden flooring, Velux windows, radiator and power points.

OUTSIDE

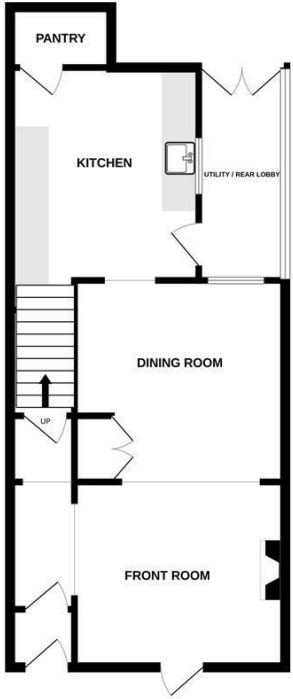
Coastal paradise, an enclosed tiered terrace with various seating areas allowing you to be together or apart. Patio, deck and lawn areas with a wildlife garden that provides opportunity. Whilst there is a driveway for one vehicle there is potential for more.

WORKSHOP

8.00m x 2.53m (26'2" x 8'3")

Timber workshop offers a multitude of purposes; insulated with light, power and windows.

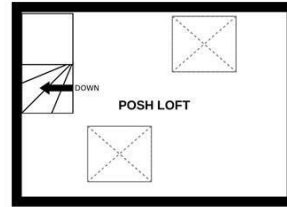
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



2ND FLOOR
185 sq.ft. (17.2 sq.m.) approx.

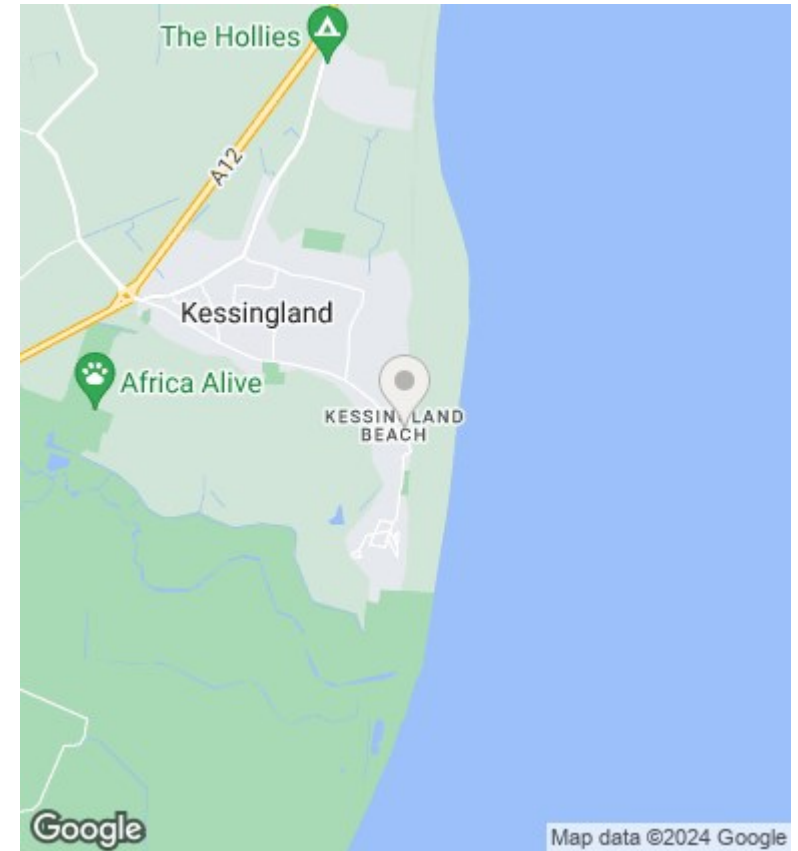


Angie & CO

GULL COTTAGE, HIGH PATH, KESSINGLAND

TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	