



## Sanctuary Close, Kessingland, Lowestoft, NR33 7SX

£400,000

- HISTORY MEETS MODERN DAY LIVING
- GENEROUS ACCOMMODATION
- 2 BATHROOMS
- THE OLD SCHOOL LIBRARY
- 3 RECEPTIONS
- LOW MAINTENANCE GARDEN
- WONDERFUL RENOVATION
- 4 DOUBLE BEDROOMS
- DRIVEWAY PROVIDES AMPLE PARKING

**SIMPLY STUNNING....**

Originally 'The Old School Library' & now a BEAUTIFUL home of GENEROUS proportions with OPPORTUNITY... BOASTING 3 spacious & VERSATILE reception rooms, MODERN kitchen with separate utility & the convenience of a cloakroom / WC. 4 DOUBLE BEDROOMS accessed via the gallery landing with 2 bathrooms & the large loft that offers GREAT OPPORTUNITY.

Whilst MODERN COMFORTS come as standard with uPVC double glazing, gas central heating & the luxury of underfloor heating, the ATTRACTIVE low maintenance garden is a SUN TRAP with off-road parking for 3 vehicles.

IDYLIC position in a small CUL-DE-SAC in the coastal village of Kessingland, close to local amenities, not forgetting the BEACH & being just off the A12 making the commute to the nearby towns easily accessible.



Council Tax Band: D



### ENTRANCE PORCH

Welcoming entrance gives space to leave your outer wears; tiled flooring, uPVC double glazed window and glazed door into the...

### HALLWAY

Tiled flooring, radiator, power points and built-in cupboard houses the meters and consumer; stairs with glass balustrade to the first floor.

### LOUNGE

5.13m x 3.93m (16'9" x 12'10")

Overlooking the cul-de-sac, the lounge features fitted carpet, uPVC double glazed window, radiator, wall lighting, TV / power points and gas fire with decorative surround and mantle; double glazed doors into the...

### RECEPTION / GARDEN ROOM

6.11m x 3.86m (20'0" x 12'7")

Open-plan and spacious, giving much room for all and boasting a vaulted ceiling with Velux windows; tiled flooring with underfloor heating, uPVC double glazed windows, TV / power points and bi-folding doors out to the rear garden.

### KITCHEN

4.37m x 2.76m (14'4" x 9'0")

Shaker style base, wall and display units with ambient lighting and worktop; inset sink / drainer and integral appliances include double oven and gas hob with extractor fan over. Tiled flooring, uPVC double glazed window and power points; door to the hallway and into the...

### UTILITY ROOM

2.25m x 2.16m (7'4" x 7'1")

Wall units and worktop with space / plumbing for your chosen appliances; tiled flooring, uPVC double glazed window and uPVC double glazed stable door out to the rear garden.

### CLOAKROOM / WC

White suite comprises a wash basin and WC; tiled flooring, uPVC double glazed window and the gas central heating / domestic hot water boiler in situ.

### RECEPTION

4.96m x 3.21m (16'3" x 10'6")

What was the garage to the home is now a fabulous and versatile reception room; laminate flooring, uPVC double glazed window and power points.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor with made to measure Oak banister with glass balustrade; doors to all bedrooms, bathroom and loft access with ladder, partial boarding and light.

### BEDROOM 1

3.93m x 3.62m (12'10" x 11'10")

Double size bedroom overlooks the cul-de-sac; Oak topped laminate flooring, uPVC double glazed window, radiator, TV / power points.

### ENSUITE

White suite comprises a pedestal basin, WC and an enclosed cubicle with electric shower. Tiled flooring, uPVC double glazed window and heated towel rail.

### BEDROOM 2

3.94m x 3.59m (12'11" x 11'9")

Double bedroom has Oak topped laminate flooring, uPVC double glazed window, radiator, TV and power points.

### BATHROOM

Spacious bathroom with a 4 piece white suite comprising a vanity unit with an inset basin, WC and courtesy mirror; panelled bath and separate double shower cubicle. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

### BEDROOM 3

3.20m x 3.30m (10'5" x 10'9")

Double bedroom to the rear of the home; fitted carpet, uPVC double glazed window, radiator and TV / power points.

### BEDROOM 4

3.59m x 3.22m (11'9" x 10'6")

Last but certainly by no means least... This double bedroom has fitted carpet, uPVC double glazed window, radiator and TV / power points.

## OUTSIDE

Whilst the brick weave driveway provides off-road parking for up to 4 vehicles, the enclosed West facing, low maintenance garden is predominately paved with artificial grass; timber shed, outside lighting, water taps and side covered storage. Pedestrian access to the front of the property.



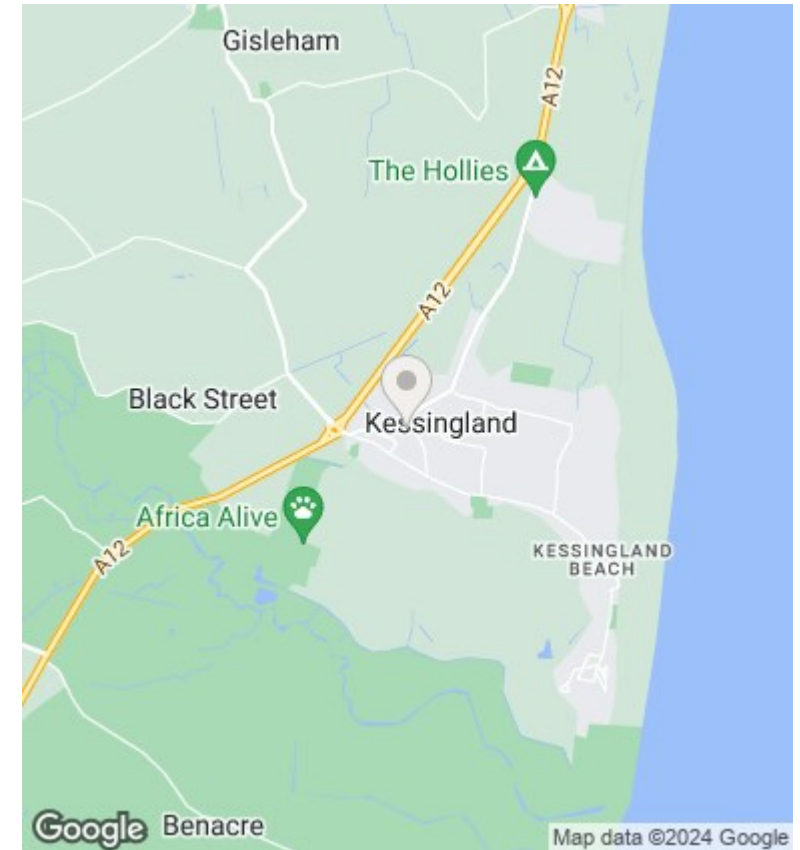
GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.

1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.

THE OLD SCHOOL LIBRARY, SANCTUARY CLOSE, KESSINGLAND, SUFFOLK

TOTAL FLOOR AREA : 1715 sq.ft. (159.4 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 D

ENERGY PERFORMANCE - RATING D