



*Church Road,
Kessingland*

This three bedroom end of terrace house is offered with no onward chain, and is set in the beautiful Village location of Kessingland. In addition, Kessingland Beach is less than one mile away. This property could be an excellent first-time buyer or ideal holiday home. The property comprises, ground floor family bathroom with shower, fitted kitchen, conservatory, open plan sitting room/ dining room, garage and off road parking.

Property Features

- **Three Bedrooms**
- **Lounge / Dining Room**
- **Conservatory**
- **Ground Floor Bathroom**
- **uPVC Double Glazing**
- **Gas Central Heating & Hot Water**
- **Woodburner**
- **Garage**
- **Off Road Parking**
- **Low Maintenance Enclosed Rear Garden**



The Property

On entering the property via the brick-built porch, you will find the open plan lounge dining room with stripped wooden floor, brick built hearth and wood burner and radiator and uPVC window to the front of the property. Beyond the wooden threshold you will find the dining area with its ceramic tiled floor, radiator. There are doors opening into the conservatory that is of uPVC and brick construction with double glazed windows and garden views and polycarbonate roof. The conservatory floor is ceramic tiled and has a radiator. A door from the dining room leads to the fitted kitchen that comprises cream wall and base units, integrated oven, over head extractor, inset electric hob, inset stainless sink and drainer, space and plumbing for washing machine, radiator, uPVC window with garden views, door leading in ground floor family bathroom. The bathroom has a white suite comprising panelled bath, W/C, pedestal wash hand basin, separate shower cubicle, part tiled walls and tiled flooring, radiator and uPVC double glazed window, wall mounted combination boiler for heating and hot water and an airing cupboard.







The Property Cont'd..../

In the lounge diner you will find an under stairs storage cupboard and stairs lead to the first- floor carpeted landing. A door leads to the master bedroom at the front of the property with fitted carpet, radiator and uPVC double glazed window. A further door from the landing leads to the second bedroom where you will find carpeted floor, radiator and uPVC double glazed window, off of the second bedroom is a with carpet, radiator and uPVC double glazed window.

External

To the front of the property is a brick built wall, drop kerb pavement with access to off road parking for one car and garage. There is a low maintenance front garden with shrubs, shingled area and pathway to the front door. The single garage comprises up and over door and power and light.

To the rear of the property you will find a low maintenance garden with panelled fencing, paved area, lawn and various shrubs.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Gas boiler for hot water and central heating, mains sewer, electricity connected.

Viewings: By Appointment Only

Post Code: NR33 7TH

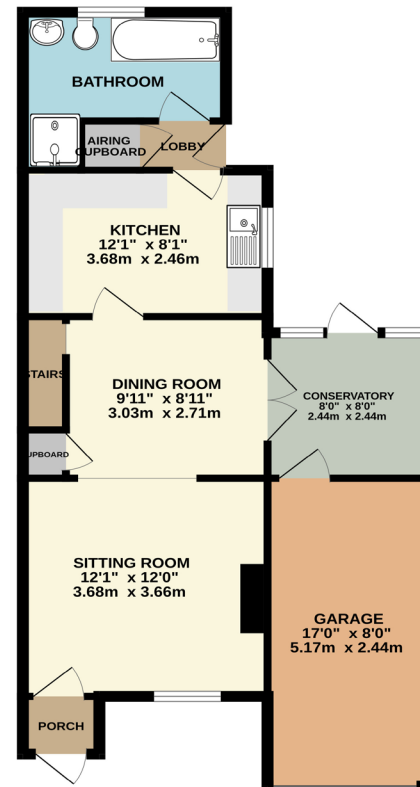
EPC Rating: D

Guide Price : £230,000

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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