

£375,000
Asking Price



Green Lane

Kessingland, NR33 7RP

- Extended family home
- 4 double bedrooms
- Well maintained by the current owners
- Master with En-suite shower room
- Period features throughout
- Off road parking at the rear
- Generous garden
- Orangery & Workshop
- In sought after Kessingland
- Short walk to the beach





Location

Discover the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the range of shops, delightful cafés and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

Entrance Hall

Leaded light obscure door opens into the entrance hall, exposed floorboards, cupboard housing fuse board, x2 radiator, Victorian archway, doors opening into the sitting room, dining room, cloakroom, under stairs storage cupboard & kitchen/breakfast room and stairs leading to the first floor landing.



Sitting Room

3.95 max x 3.62 max

Exposed floorboards, UPVC double glazed sash bay window to the front aspect, radiator, dual burner with exposed brick hearth, and picture rails.

Dining room

3.95 x 3.94

Laminate flooring, UPVC double glazed sash window to the side aspect, radiator, period fireplace and French doors opening to the rear garden.

Cloakroom

2.41 x 1.2

Tile flooring, UPVC double glazed sash window to the side aspect, down lights, radiator, toilet, pedestal wash basin with hot & cold taps and doors opening into the airing cupboard housing the gas boiler and water tank.



Kitchen/Breakfast room

4.93 x 3.57

Tile flooring, UPVC double glazed sash window to the side aspect, down lights, x2 pendant lights, radiator, units above and below oak work surfaces, tiled splash back, inset stainless steel sink & drainer with mixer tap, built in oven & grill, inset gas hob & stainless steel extractor hood, integrated double fridge & freezer, dishwasher, space for appliances, a door opens into the garden room & French doors open into the rear garden.

Garden Room

4.23 x 3.18

Laminate flooring, bifolding doors open to the rear garden, radiator and a door opens into the boot room.



Boot Room

3.17 x 1.44

Steps lead down to boot room, laminate flooring, space for a chest freezer if desired and doors opening to the workshop, utility room & the rear garden.

Workshop

5.17 max x 2.9 max

Laminate flooring, x2 timber framed windows to the rear aspect, UPVC double glazed window to the side aspect, the workshop has been insulated and boarded, built in timber worktops & shelves.



Utility room

1.3 x 1.2

Laminate flooring, timber frame window to the side aspect, built in timber shelves, a toilet, a wall mounted wash basin and space for a washing machine and tumble dryer.

Stairs leading to first floor landing

Exposed floorboards & a runner carpet leading to fitted carpet, doors open to bedroom 3 & the family bathroom, a step up leads to further hallway consisting of, fitted carpet, radiator, doors opening to bedroom 1 & 2 and a timber staircase leads up to the loft access. The loft is partially boarded, spacious & offers sea views from the window. This would be perfect for conversion subject to planning.

Bedroom 1

3.62 max x 3.59 max

Fitted carpet, UPVC double glazed sash bay window to the front aspect, radiator, picture rails, built in wardrobes and a door opening into the en-suite shower room.

En Suite Shower Room

1.94 x 1.51

Exposed floorboards, UPVC double glazed sash window to the front aspect, radiator, down lights, extractor fan, suite comprises of toilet, pedestal wash basin with hot & cold taps and a mains fed dual head shower enclosed in a glass cubicle.

Bedroom 2

3.96 x 3.36

Fitted carpet, UPVC double glazed sash window to the rear aspect, radiator, picture rails, a built in storage cupboard, period fireplace and a pedestal wash basin with hot & cold taps and a tile splash back.

Bedroom 3

3.54 x 2.41

Fitted carpet, UPVC double glazed sash window to the side aspect, radiator and a door leading through to bedroom 4.

Bedroom 4

3.59 x 2.36

Fitted carpet, UPVC double glazed sash window to the rear aspect, radiator and loft access.

Outside

Enclosed by a panel fence surround, this spacious garden includes raised decking, paved areas, laid lawn, raised planters, a timber shed, summerhouse and is bordered by raised flower beds. A door opens into the orangery and double gates open to the rear offering space for off road parking.

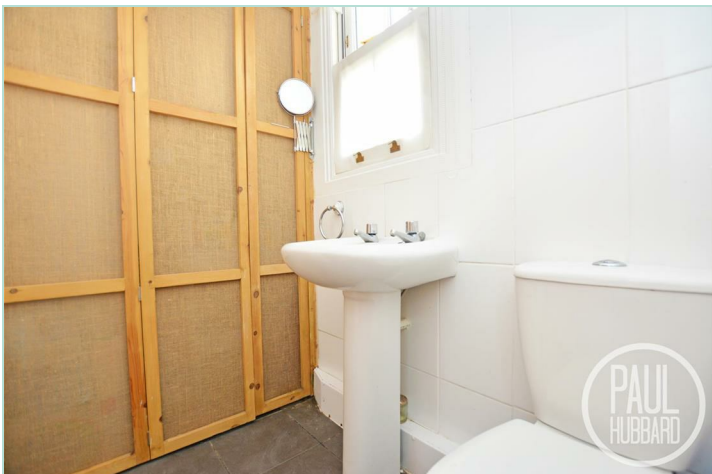
Orangery

2.82 x 2.80

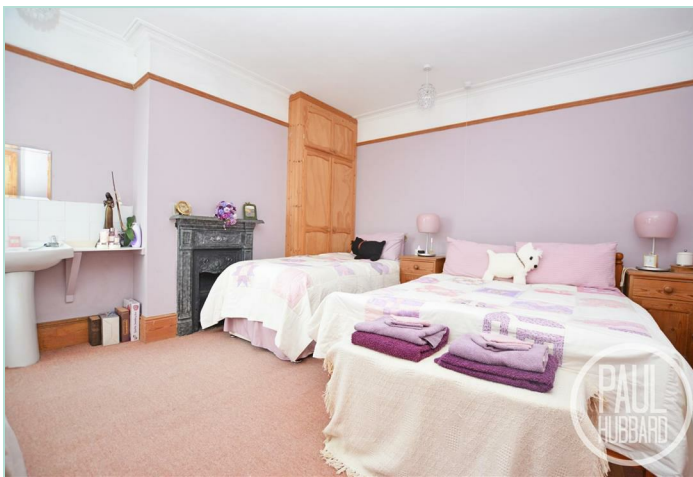
UPVC French doors open into the orangery with consists raised planters, power, light and UPVC double glazed windows surround.

Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 1143 sq ft. (106.2 sq.m.) approx.



1ST FLOOR
 705 sq ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1849 sq ft. (171.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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