

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**£220,000**  
 Offers In Excess Of



**Noahs Drive**  
 Kessingland, NR33 7US

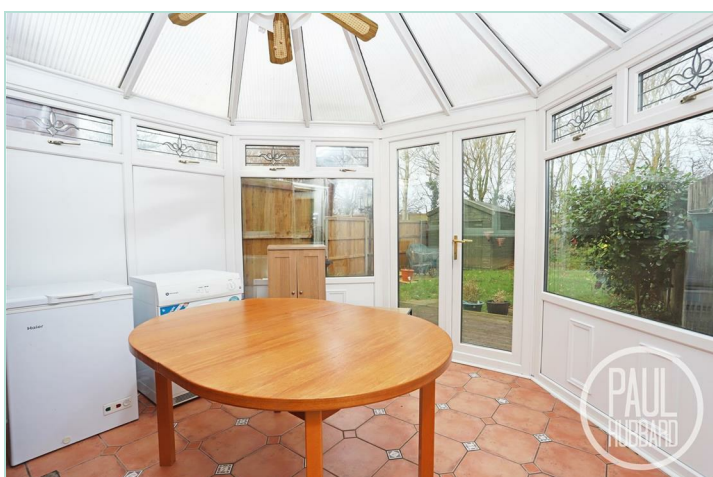
- 3 bedroom town house
- Chain free
- Off road parking
- Fully enclosed rear garden
- Conservatory
- Ground floor cloakroom
- Gas central heating
- 2 year old gas combi boiler
- UPVC Double glazing
- Freehold



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements



### 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

Entrance door, recessed door mat, fitted carpet, radiator, a door opens to the sitting room and stairs lead up to the first floor landing.

### Sitting room

5.15 x 2.56  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a door opens into the kitchen/breakfast room.

### Kitchen/ breakfast room

3.66 x 3.27  
Vinyl flooring, UPVC double glazed window to the rear aspect, down lights, radiator, tile splash backs, gas combi boiler, units above & below, laminate work surfaces, inset stainless steel 1.5 sink & drainer with mixer tap, spaces for oven, washing machine, fridge-freezer, integrated extractor hood and doors open to the cloakroom & conservatory.

### Cloakroom

1.44 x 0.77  
Fitted carpet, radiator, fuse board, extractor fan, toilet, wall mounted wash basin with hot & cold taps and tiled splash backs.

### Conservatory

3.48 max x 2.81 max  
Tile flooring, UPVC double glazed windows, ceiling fan with light, tap and doors opening to the rear garden.

### Stairs leading to the first floor landing

Fitted carpet, radiator, doors opening to bedrooms 2-3 & the bathroom and stairs lead up to the second floor landing.

### Bedroom 2

3.67 x 3.12  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 3

3.67 x 2.82  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bathroom

2.41 x 1.67  
Fitted carpet, UPVC double glazed obscure window to the side aspect, radiator, tile splash backs, suite comprises of a toilet, a pedestal wash basin with hot & cold taps and a panelled bath with a mixer tap & a hand held shower attachment.

### Stairs leading to the second floor landing

Fitted carpet and a door opening into bedroom 1.

### Bedroom 1

4.64 x 3.68  
Fitted carpet, x2 timber frame Velux windows, radiator, loft access, a door opens to a storage cupboard and x2 doors open to eaves storage.

### Outside

The front area is easily maintained with a shingle border and a pathway leading to the front of the house. Off-road parking is provided for multiple vehicles.

At the rear, the garden is predominantly laid lawn, featuring mature trees and shrubs in borders, along with a raised decking area. External storage is available in the timber shed and there's convenient outside lighting with gated access leading to the front of the property.

### 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.

