

£315,000
Guide Price



Noahs Drive

Kessingland, NR33 7US

- **Chain free**
- Detached family home
- 4 Separate bedrooms
- Well presented throughout
- Off road parking to the rear
- Popular Kessingland location
- Master bedroom with ensuite
- Ground floor WC
- Sizeable sitting room
- Garage with light and power





Location

This 4 bedroom detached family home is situated within a cul de sac in 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

Door to the front aspect, integral doormat, laminate flooring throughout, radiator, stairs to the first floor landing and doors to the sitting room and kitchen.



Sitting Room

6.97m x 3.02m

UPVC double glazed French doors to the rear aspect opening into the garden, laminate flooring throughout, x2 radiators and double internal doors opening to the dining room.

Dining Room

2.65m x 3.82m

UPVC double glazed French doors to the rear aspect opening into the garden, laminate flooring throughout, radiator and doors opening to the kitchen and a built in storage cupboard.



Kitchen

4.19m max x 2.75m

UPVC double window to the front aspect, laminate flooring throughout, radiator, door opening to the WC and back through to the entrance hall, part tile walls, units above and below, laminate work surfaces, cupboard housing the gas combi boiler, ceramic sink with drainer, integrated oven, 4 ring gas hob, extractor fan, space for a dishwasher, washing machine and fridge/freezer.

WC

1.10m x 1.63m

UPVC double window to the side aspect, laminate flooring throughout, radiator, part tile walls, toilet and a slimline vanity unit with inset hand wash basin.



First Floor Landing

Carpet flooring throughout, radiator, loft hatch, doors opening to the family bathroom and bedrooms 1-4.



Bathroom

1.66m x 2.06m

UPVC double glazed window to the rear aspect, tile flooring throughout, tiled walls, toilet, bath, heated towel rail and a vanity unit with inset hand wash basin.

Bedroom 1

3.69m x 3.05m

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and door opening to the en-suite.

En-suite

1.59m x 1.43m

UPVC double glazed window to the front aspect, laminate tile flooring throughout, radiator, tile walls, toilet, vanity unit with inset wash basin and a mains fed rainfall shower with handheld attachment enclosed within a glass cubicle.



Bedroom 2

3.70m x 2.78m max

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and a sliding door to a freestanding wardrobe.

Bedroom 3

3.18m x 2.59m max

UPVC double glazed window to the rear aspect, laminate flooring throughout and a radiator.



Bedroom 4

3.19m x 2.10m max

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Outside

Garage (2.94m x 5.68m)

A brick built garage with electric roller door to the side aspect, timber door to the front aspect, loft space, light and power inside.

To the front of the property a brick weave driveway sits between an artificial lawn garden bordered with decorative low level shrubs.



To the rear of the property a fully enclosed artificial lawn garden with decorative borders, patio seating area and pathway to the garage and timber gate opening to the driveway.

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.

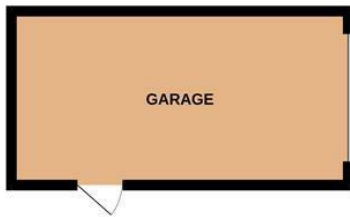




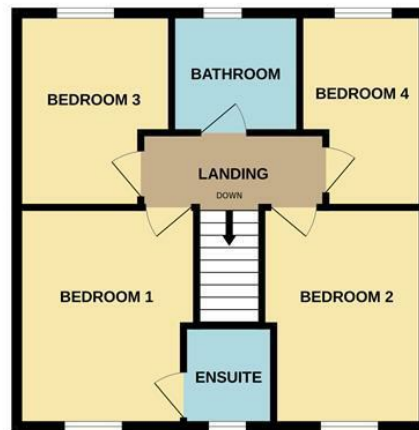
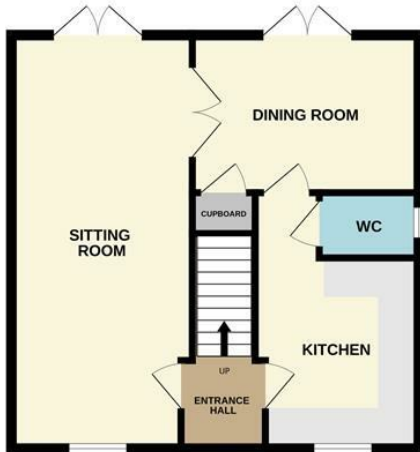
Tenure: Freehold
 Council Tax Band: D
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	88
(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
 696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
 516 sq.ft. (48.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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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