

£500,000
Offers In Excess Of



Church Road Kessingland, NR33 7TQ

- Executive detached bungalow
- Chain free
- Set on a generously sized plot
- South west facing rear garden
- Spacious interior throughout
- Stunning garden room

- Two double bedrooms, each with en-suite bathrooms
- Sold with pre-planning architectural designs, offering potential for development
- Conveniently located within walking distance to Kessingland beach & local walking routes
- Close to local amenities





Entrance Porch

1.41 x 0.77

UPVC entrance door to the front aspect, UPVC double glazed window to the side aspect, fitted carpet and timber frame double doors opening into the hallway.

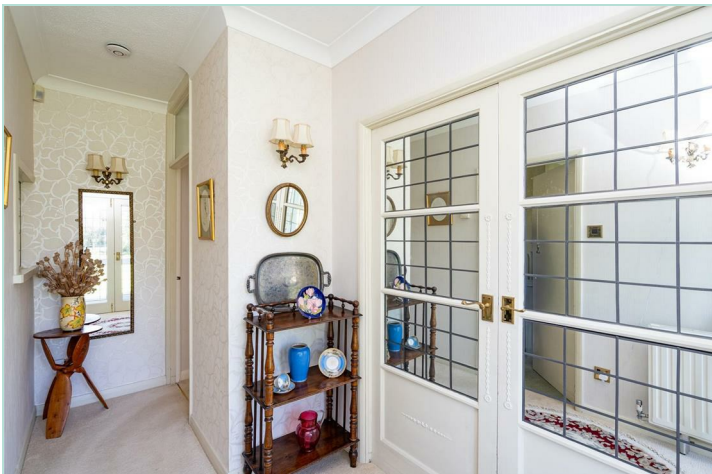
Entrance Hall

A light & airy hallway with fitted carpet, a timber frame window to the side aspect, a radiator and doors opening to the dining room & bedrooms 1-2.

Dining Room

4.32 max (into bay) x 3.15m max

Fitted carpet, UPVC double glazed leaded bay window to the front aspect, radiator and doors opening into the sitting room & kitchen.



Sitting room

5.59 x 3.52

Fitted carpet, UPVC double glazed leaded window to the front aspect, x3 radiators, electric fireplace and double doors opening into the garden room.

Kitchen

3.21 x 2.71

Fitted carpet, UPVC double glazed leaded window to the rear aspect, leaded window to the side aspect, tile walls, units above & below laminate work surfaces, inset composite 1.5 sink & drainer with mixer tap, built in double oven & electric hob, integrated 50/50 fridge freezer, dishwasher, extractor hood and a door opening into the garden room.

Garden Room

6.81 x 2.68

Fitted carpet, UPVC double glazed windows to the front, side & rear aspect, timber frame leaded window to the side aspect, x2 radiators, ceiling fan, a door opens to the utility room and French doors open to the rear garden.



Utility Room

3.15 x 2.67

Fitted carpet, radiator, tile splash backs, units above & below laminate work surfaces, inset composite 1.5 sink & drainer with mixer tap, space for a washing machine, an opening leads through to the rear lobby and doors open to the airing cupboard & rear garden.

Rear lobby

Fitted carpet & doors opening to the study, WC and garage.

Study

2.37 (into wardrobe) x 2.0

Fitted carpet, UPVC double glazed leaded window to the rear aspect, radiator and sliding doors open to a built in storage cupboard.

WC

1.44 x 1.15

Fitted carpet, UPVC double glazed obscure leaded window to the side aspect, radiator, tiled walls, toilet, pedestal wash basin with a mixer tap and a wall mounted vanity unit.

Bedroom 1 lobby

Fitted carpet, loft access, a built in wardrobe, a door opening to the ensuite bathroom and an opening leading through to the master bedroom.





Bedroom 1

5.45 max x 4.14 max

Fitted carpet, x2 UPVC double glazed leaded windows to the side & rear aspect, radiator, bespoke fitted units & wardrobes and a hand wash basin set into a vanity unit with hot & cold taps.

Ensuite bathroom

4.50 max x 2.52 max

A generously sized bathroom comprising of, fitted carpet, UPVC double glazed obscure leaded window to the rear aspect, a timber frame leaded window to the side aspect, tile walls, heated towel rail, radiator, extractor fan, toilet, bidet, dual wash basins with hot & cold taps set into a vanity unit, sunken bath with a mixer tap and a walk-in electric shower set into a cubicle enclosure.

Bedroom 2

4.40 max x 3.52 max

Fitted carpet, x2 UPVC double glazed leaded windows to the front & side aspect, x2 radiators and a door opens into the ensuite shower room.

Ensuite shower room

1.63 x 1.14

Fitted carpet, part tiled walls, extractor fan, suite comprises a toilet, a wall mounted wash basin with hot & cold taps set above a vanity unit and a walk in electric shower set into a cubicle enclosure.



Outside

At the front, gated driveway leads to an integral double garage, situated on a multi-aspect plot featuring a landscaped lawn and mature shrubbery. Additionally, there is oval gated side access for added convenience.



The rear garden boasts a patio area leading to a laid lawn, adorned with raised flower beds and a summer house. With a wrap-around design, it also offers a BBQ patio space to the side for outdoor entertainment.

Garage

5.80 x 5.18

Integral double door from the rear lobby & x2 electric up & over doors to the front aspect, UPVC double glazed obscure leaded window to the side aspect, radiator, worktops, built in storage units, multiple power points and space for appliances.

Agent note

The sale of this property is contingent upon the approval of probate. For information regarding potential timeframes, please consult with the office for an update.

Financial services


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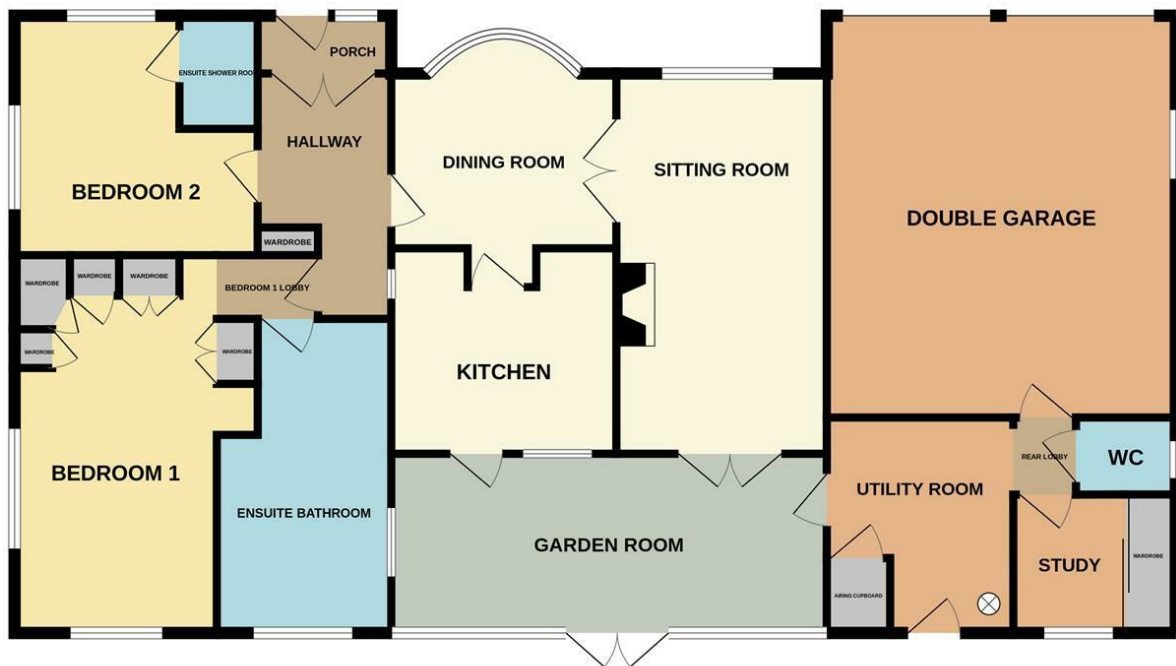




Tenure: Freehold
 Council Tax Band: D
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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



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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