

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC

£200,000  
Offers In Excess Of



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 is given to their operability or efficiency can be given.  
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## Manor Walk

Kessingland, NR33 7UD

- End terrace bungalow
- Gas central heating
- Nestled in a sought after cul-de-sac in the heart of Kessingland
- Views of St Edmunds Church
- Chain free
- Privately owned solar panels
- South facing rear garden
- En bloc garage
- 2 double bedrooms

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### Location

This property is nestled 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 neighbourhood shops, amenities 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.

### Porch

1.51 x 0.73

UPVC entrance door & double glazed obscure window to the front aspect, tile flooring and a UPVC double glazed window & door opening to the entrance hall.

### Entrance hall

Laminate flooring, radiator, loft access, storage cupboard, doors opening to the sitting room, kitchen, bedrooms 1 & 2 and the bathroom.

### Sitting room

4.51 x 3.62

Laminate flooring, UPVC double glazed window to the side aspect, radiator, cast iron coal burner & decorative surround and bi-folding doors opening to the conservatory.

### Conservatory

3.77 x 2.91

Tile flooring, UPVC double glazed windows to the side & rear aspect and French doors providing access to the rear garden.

### Kitchen

3.5 x 2.61

Tile flooring, UPVC double glazed window to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, space for an oven & fridge freezer and a wall mounted gas boiler.

### Bedroom 1

3.68 x 3.48

Carpet tiles, UPVC double glazed windows to the front aspect and a radiator.

### Bedroom 2

3.51 x 2.78

Carpet tiles, UPVC double glazed windows to the front aspect and a radiator.

### Bathroom

3.5 x 1.70

Tile flooring, UPVC double glazed obscure window to the rear aspect, tile splash backs, storage cupboard, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap and a panelled bath with a mixer tap & an electric shower above.

### Outside

At the front, there's a shingle garden & pathway leading to the main entrance door. Gated access to the rear is provided.

At the rear, there's a mature garden featuring a patio area, laid lawn, plants & trees, a timber storage shed, greenhouse, outdoor tap and is fully enclosed by a panel fence surround. Gated access is provided leading to the front and rear.

### Garage

Easily accessible via a rear passageway, an en-bloc garage offers versatile space for storage or convenient off-road parking.

### 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.

