

£280,000  
Asking Price



## Wash Lane

Suffolk, NR33 7QY

- Gorgeous semi detached bungalow
- 2 double bedrooms
- Chain free
- Spacious conservatory
- Detached garage & off road parking at the rear
- Landscaped gardens
- Option to be sold FULLY FURNISHED
- Modern decor throughout
- Close proximity to local amenities & Kessingland beach
- Set in Kessingland; award winning large village of the year 2023

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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.



### Entrance hall

UPVC entrance door to the side aspect fitted carpet, radiator, loft access, built in airing double with double doors and doors opening to the sitting room, bedrooms 1-2 & the shower room.

### Sitting room

5.12 into bay x 3.64 max

Fitted carpet, UPVC double glazed bay window to the front aspect, radiator and a door opening into the kitchen.



### Kitchen

2.46 x 2.11

Vinyl 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, washing machine, built in oven & induction hob, integrated fridge freezer, extractor hood and a door opening into the garden room.

### Conservatory

6.18 x 3.20

Vinyl flooring, UPVC double glazed windows to the rear & side aspect, vertical radiator, recently replaced roof and French doors opening to the rear garden.





### Bedroom 1

3.70 max x 3.19 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built in wardrobe and a fitted wardrobe.

### Bedroom 2

2.64 x 2.48

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

### Shower room

2.26 x 1.66

Tile flooring, UPVC double glazed obscure window to the side aspect, tiled walls, heated towel rail, extractor fan, suite comprises a toilet, pedestal wash basin with hot & cold taps and a walk-in mains fed shower with a hand-held attachment.



### Outside

The front garden is beautifully landscaped with decorative white shingle and bordered by shrubs, creating a charming and inviting space. It is fully enclosed by a panel fence, ensuring privacy. A pathway to the side provides access to the main entrance door, with a gate leading to the rear garden.



The rear garden features a well-maintained lawn with steps leading up to a raised patio area, perfect for outdoor dining and relaxation. It includes a detached brick-built garage with an access door, a timber storage shed, an outdoor tap, electrics and a timber summerhouse. The garden is fully enclosed by a panel fence, providing a secure and private outdoor area.

### Garage

5.15 x 2.11

Accessed via the rear garden, this space features electricity, lighting, a fuse board, and parking accommodations. It also includes an up-and-over door at the rear for convenient entry and exit.







### Agent Note


This property has been meticulously updated and well-maintained by the previous owners. Recent renovations include:

- Installation of a new gas combi boiler and fuse board in March 2022.
- Replacement of the garden room roof in September 2023, which comes with a 10-year guarantee.

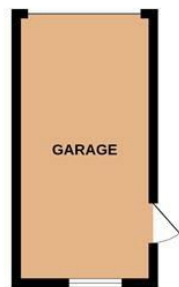
### Financial services

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: 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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	

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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