

£195,000  
Guide Price



## Grice Close

Kessingland, NR33 7SW

- Field views to the rear
- 3 Separate bedrooms
- x2 Bathrooms
- Nestled in a cul de sac in Kessingland
- Chain free
- Close to local amenities
- Sizeable sitting room
- Utility room
- Ample communal parking
- Opportunity to put your own stamp on it

**PAUL  
HUBBARD**



### Location

This 3 bedroom mid terrace property is nestled in 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 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 double glazed door to the front aspect, laminate flooring throughout, a radiator, under stairs storage space, built in cupboard, stairs to the first floor landing and doors opening to the utility room, bathroom and sitting room.

### Utility Room

2.08m x 1.68m

UPVC double glazed window to the front aspect, laminate flooring throughout, built in shelving, wall unit and space for appliances.



### Bathroom 1

2.29m x 2.68m

Tile flooring throughout, part tile walls, a radiator, toilet, bidet, bath with handheld shower attachment, slimline vanity unit with inset hand wash basin and a walk in electric shower.

### Sitting room

6.61m max x 3.18m

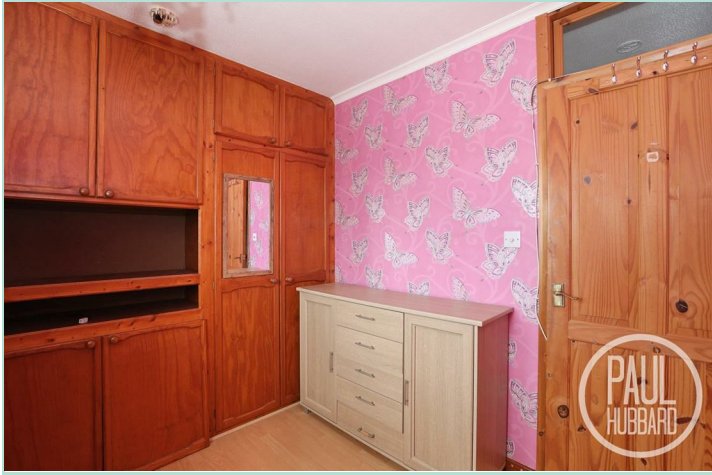
UPVC double glazed window to the front aspect, laminate flooring leading up to tile, x2 radiators, picture rail and internal doors opening to the kitchen/diner.



### Kitchen/Diner

2.65m x 5.45m

UPVC double glazed window and sliding door to the rear aspect, tile flooring throughout, part tile walls, wall and base units with laminate work surfaces, stainless steel sink with drainer, extractor fan and space for appliances including an electric oven, slimline dishwasher and washing machine.



### First floor landing

Carpet flooring throughout, loft hatch and doors opening to the second bathroom and bedrooms 1-3.

### Bedroom 1

3.57m x 3.0m max

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and doors opening to multiple built in wardrobes and drawers.

### Bedroom 2

2.91m max x 2.12m

UPVC double glazed window to the front aspect, laminate flooring throughout, a radiator and doors opening to built in wardrobes and cupboards.

### Bedroom 3

2.99m max x 2.35m

UPVC double glazed window to the rear aspect benefitting from field views, laminate flooring throughout, a radiator and doors opening to a built in wardrobe and cupboard housing the gas boiler.



### Bathroom 2

2.33m max x 2.32m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator, part tile walls, a toilet, pedestal hand wash basin and bath with handheld shower attachment.



### Outside

To the front of the property a level timber gate opens to a fully enclosed laid lawn front garden with concrete ramp to a storm porch.

To the rear of the property a lean to with beautiful field views has steps which lead down to a concrete garden with greenhouse and workshop.

### Agent Note

The property benefits from ample communal parking located in the cul de sac.

### 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.



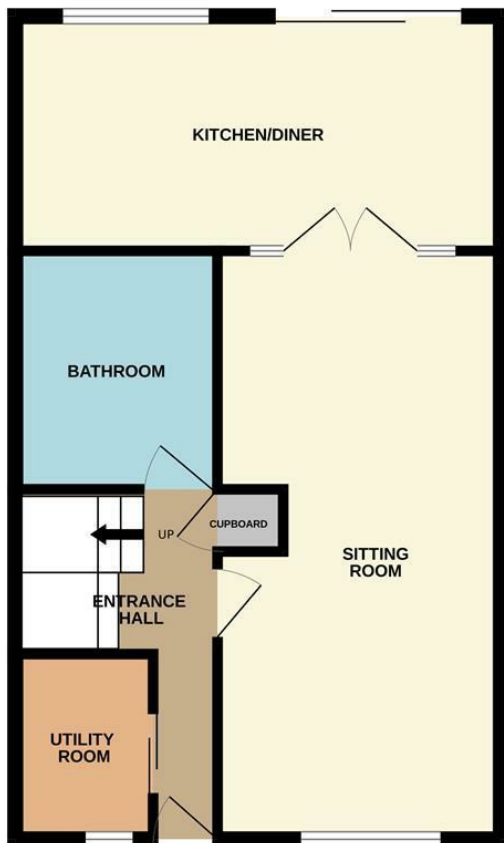




Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
 389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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.  
 Made with Metropix ©2024

**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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