

£300,000
Guide Price



Catchpole Close

Suffolk, NR33 7TL

- Stunning detached chalet bungalow
- Gorgeous South facing rear garden
- 2/3 double bedrooms
- 2nd bedroom with en-suite WC
- Modern décor throughout
- Fully renovated to a high standard by the current owners
- Gas central heating & double glazing throughout
- Off road parking & detached garage (with electric charging point)
- Spacious conservatory with tinted glass roof
- Located in the sought after 'village of the year 2023' Kessingland





Summary

This stunning detached chalet bungalow is located in the sought-after 'Village of the Year 2023,' Kessingland. The fully renovated home features 2/3 double bedrooms, with the second bedroom offering an en-suite WC, and boasts modern décor throughout. Enjoy the spacious conservatory with a tinted glass roof and a gorgeous south-facing rear garden. Additional highlights include off-road parking with an electric charging point, a detached garage, gas central heating and double glazing throughout.

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.



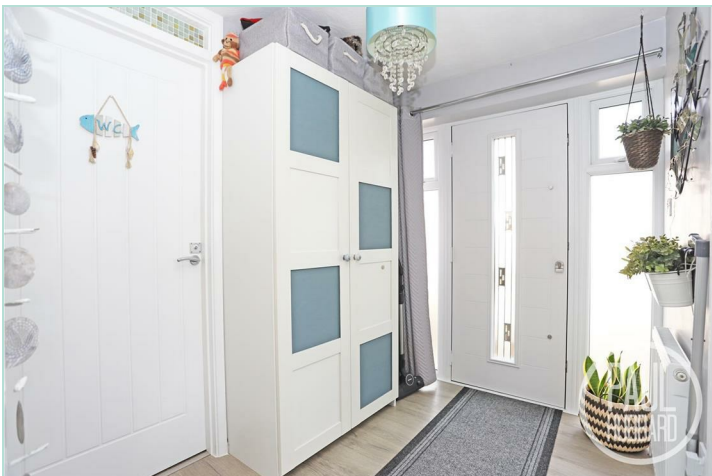
Entrance hall

Recently fitted composite entrance door & UPVC double glazed obscure windows to the side aspect, laminate flooring, radiator and doors opening to the sitting room, kitchen, dining room/ bedroom 3 and the bathroom.

Sitting room

4.40 x 3.82

Laminate flooring, UPVC double glazed window to the front aspect, x2 radiators and stairs leading to the first floor landing.



Dining room/ bedroom 3

3.40 x 2.32

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

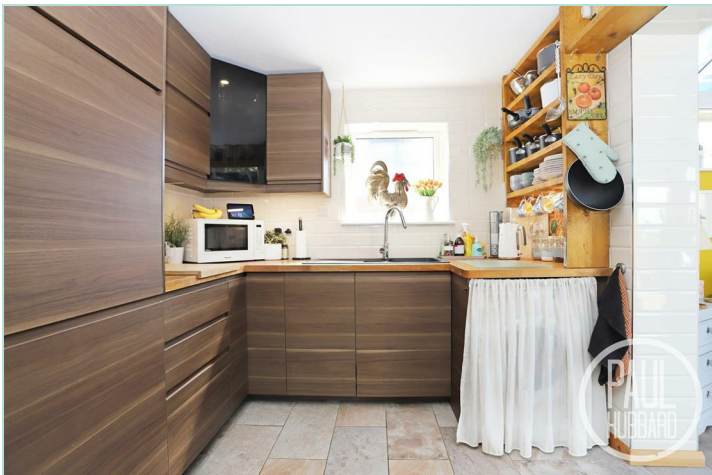




Kitchen

3.81 x 2.67

Tile flooring, UPVC double glazed obscure window to the side aspect, vertical radiator, units above & below, oak work surfaces, part tiled walls, cupboards housing the gas combi boiler & fuse board, inset composite 1.5 sink & drainer with mixer tap, built in oven, electric hob, extractor hood, integrated fridge-freezer & dishwasher, space for a washing machine and an opening leading through to the conservatory seamlessly integrates the rooms together, giving a spacious feel.



Conservatory

3.84 x 3.31

Tile flooring, UPVC double glazed windows to the side & rear aspect, a wall mounted electric Mitsubishi dual air-con & heater, tinted glass roof and UPVC French doors opening to the rear garden.

Bathroom

2.30 x 1.65

Tile flooring & walls, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, a wall mounted storage unit, suite comprises a toilet, pedestal wash basin with mixer tap, a panelled bath with hot & cold taps, an electric shower with a hand held attachment and a glass shower screen.



Stairs leading to the first floor landing

Fitted carpet, loft access, airing cupboard and doors opening to bedrooms 1 & 2.

Bedroom 1

3.86 max x 3.43 max

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

Bedroom 2

3.84 max x 2.68 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opens to the en-suite toilet.



En-suite WC

1.71 x 0.88

Laminate flooring, UPVC double glazed obscure window to the rear aspect and a suite comprising of a toilet & a corner wash basin set into a vanity unit with a mixer tap.





Outside

The gorgeous and welcoming frontage features a manicured lawn bordered by decorative shingle and adorned with plants, shrubs and trees. A gate opens to a shingle pathway leading to the front door at the side. Double gates open to a long driveway with space for multiple vehicles and an electric vehicle charging point. The area is fully enclosed and leads up to a brick-built garage, with gated access provided to the rear.

At the rear, a stunning south-facing garden showcases impeccable attention to detail. It features a patio area and raised decking, perfect for a table and chairs, accompanied by raised planters. The well-tended flower beds are complemented by an array of mature plants, trees and shrubs. A picket fence with gated access opens to a laid lawn with stepping stones & a shingle area behind the detached brick-built garage. The garden is fully enclosed and includes outdoor lighting and a tap, ensuring both beauty and practicality.



Garage

5.18 x 2.59

This brick-built detached garage is perfect for storage and comes equipped with light and power. It features a timber worktop space, a timber frame window at the rear aspect, an up-and-over door at the front and a door providing access from the rear garden.



Agent notes

- Since acquiring this property, the current owners have completed extensive renovations, including the addition of a conservatory, upgrades to the heating system, replacement of windows and doors and comprehensive redecoration throughout.
- The views portrayed in the final image serve as a depiction of the surrounding locality and is not directly visible from the property.




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.

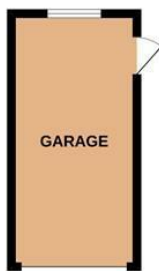




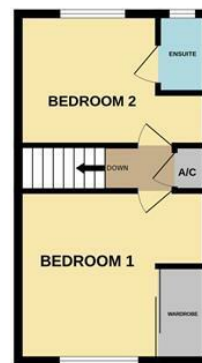
Tenure: Freehold
 Council Tax Band: C
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



CATCHPOLE CLOSE, KESSINGLAND, LOWESTOFT

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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