

£300,000  
Asking Price



## Wash Lane

Kessingland, NR33 7QY

- Detached bungalow
- 2 double bedrooms
- West facing rear garden
- Ample off road parking
- Garage
- Generously sized wrap around garden
- Close to local shops & amenities
- Moments from Kessingland beach
- Spacious kitchen/breakfast room
- Newly fitted gas combi boiler







### Location

Discover 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 range of shops, delightful cafés 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

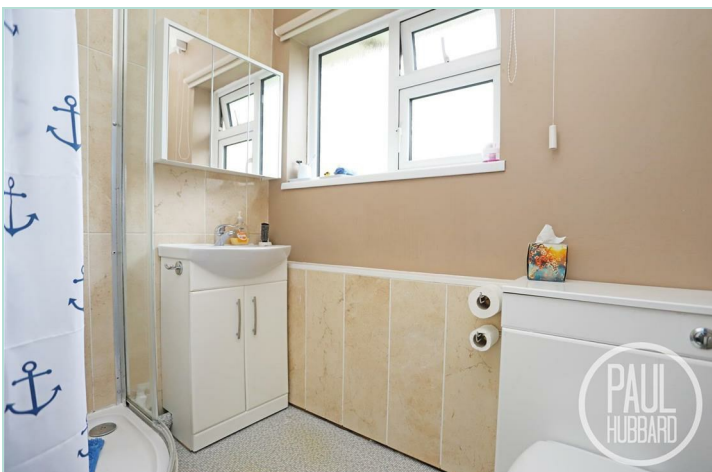
A newly fitted entrance door to the front aspect, laminate flooring, radiator, loft hatch with ladder leads to a bordered loft space housing a newly fitted gas combi boiler and doors opening to a storage cupboard housing the fuse board & all other internal rooms.



### Kitchen/ breakfast room

5.69 max x 2.98 max

Laminate flooring & tile flooring, spotlights, x2 UPVC double glazed windows to the front aspect, radiator, units above & below, laminate work surfaces, inset composite sink & drainer, built in oven, electric hob, stainless steel extractor hood, tile splash back, space for appliances, a newly fitted barn door with canopy opens to the rear garden, internal doors open to a storage cupboard and the sitting room.



### Sitting room

4.86 x 3.54

Laminate flooring, x2 UPVC double glazed windows to the rear aspect, UPVC French doors open to the rear garden, x2 radiators, feature fireplace with gas connection and doors open to the kitchen/ breakfast room and hallway.

### Bedroom 1

3.59 x 3.19

Laminate flooring, UPVC double glazed window to the front aspect, radiator and a built in triple wardrobe.



### Bedroom 2

3.2 x 3.02

Laminate flooring, UPVC double glazed window to the rear aspect, radiator and a built in double wardrobe.

### Shower room

2.08 x 1.69

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, part tiled walls, extractor fan, suite comprises of a toilet with a concealed cistern, a wash basin with a mixer tap set into a vanity unit and an electric shower set into a corner enclosure.



### Outside

The front garden is partially enclosed by a panel fence surround and features a laid lawn, off-road parking with a shingle driveway, gated access to the rear, decorative flower beds and a slope leading up to the entrance door.

The west facing rear garden wraps around the property and includes a detached brick-built garage with light and power, a patio area perfect for a table & chairs if desired, laid lawn, a greenhouse and a timber storage shed, all of which is fully enclosed by a panel fence surround.



### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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



WASH LANE

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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