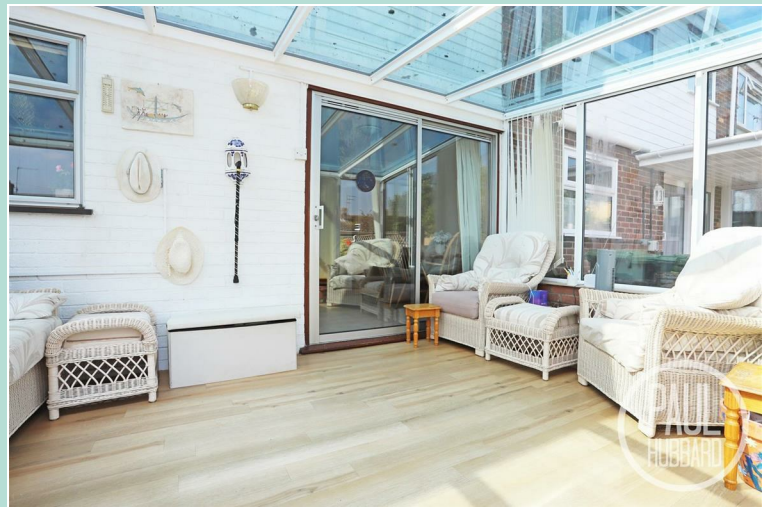


£190,000  
Asking Price



## Church Road

Suffolk, NR33 7SJ

- Spacious mid terrace home
- 3 separate bedrooms
- Set in sought after Kessingland
- Set on a bus route
- Porch entrance
- Generous kitchen/diner
- En-bloc garage
- Wood burner
- Ample storage
- Perfect for customisations & making your own





### 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

Tile flooring, UPVC double glazed window & sliding door to the front aspect, a timber frame door & window to the rear aspect opening to the entrance hall.

### Entrance hall

Fitted carpet, storage heater, stairs lead to the first floor landing and doors open to the sitting room & kitchen/diner.

### Sitting room

4.79 x 3.50

Fitted carpet, UPVC double glazed sliding doors open to the front aspect, electric heater and wood burner.



### Kitchen/diner

5.43 x 3.18

Fitted carpet, aluminium double glazed window to the rear aspect, electric radiator, storage heater, storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, built in double oven, electric hob & extractor hood, spaces for a fridge-freezer & washing machine and sliding aluminium double glazed doors open to the conservatory.

### Conservatory

4.11 x 2.52

Vinyl flooring, UPVC double glazed windows to the side & rear aspect and sliding doors open to the rear garden.



### Stairs leading to the first floor landing

Fitted carpet, loft access, airing cupboard and doors opening to bedrooms 1-3 and the shower room.



### Bedroom 1

3.89 x 3.21

Fitted carpet, UPVC double glazed window to the front aspect, fitted wardrobes with sliding doors and a built in cupboard with versatile uses (previously used as a shower, now for storage).

### Bedroom 2

3.41 x 3.20

Fitted carpet, UPVC double glazed window to the rear aspect, fitted storage units & dressing table and built in wardrobes with sliding doors.

### Bedroom 3

2.75 x 2.10

Fitted carpet and a UPVC double glazed window to the front aspect.



### Shower room

2.10 x 1.79

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, tiled walls, heated towel rail, suite comprises a toilet, pedestal wash basin with mixer tap and a walk-in electric shower with glass shower screens.



### Outside

A spacious front garden features a neatly laid lawn, with a pathway leading to the front door. It is partially enclosed by a timber fence, providing a welcoming and private entrance.

Steps descend to a resin courtyard, bordered by a brick wall and panel fence surround. The area includes gated access leading to the en-bloc garage.

### 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.



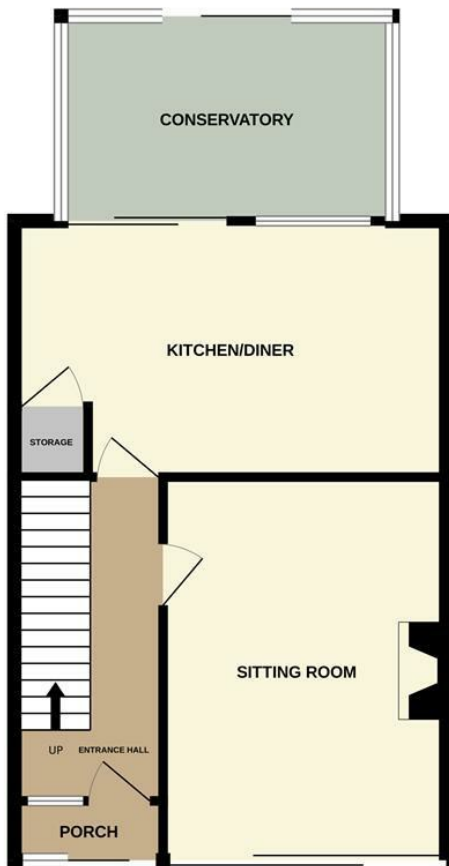




Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 Local Authority: East Suffolk Council

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



1ST 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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**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)

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