

£190,000  
Guide Price



## Church Road

Suffolk, NR33 7SF

- Quaint cottage with period features throughout
- Chain free
- 3 bedrooms
- Gas central heating
- Garage & further bisected garden at the rear
- Solar panels
- Modern kitchen & bathroom
- Front & rear gardens
- Perfect for a first home or holiday home
- Moments to the gorgeous Kessingland beach

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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.

### Sitting room

4.40 x 3.66

UPVC stable door to the front aspect, wood flooring, UPVC double glazed window to the front aspect, period fireplace, radiator and a door opening to the dining room.



### Dining room

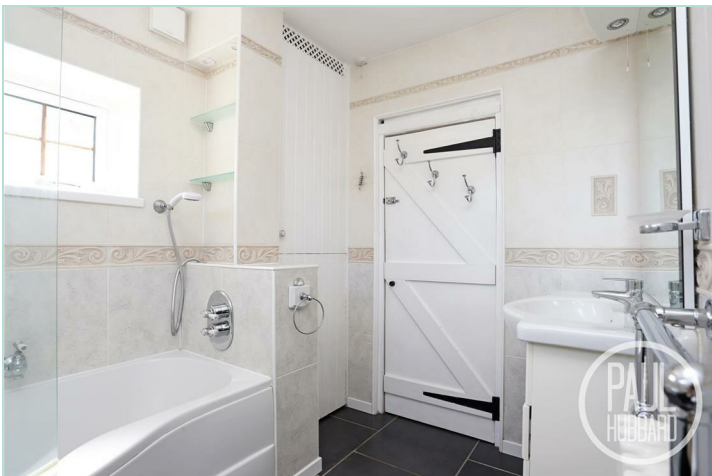
3.66 x 3.07

Wood flooring, radiator, under stair storage cupboard, decorative fireplace surround, fridge freezer, stairs lead up to the first floor landing and openings lead through to the kitchen & rear lobby.

### Rear lobby

1.07 x 0.84

Tile flooring, radiator and a UPVC door opens to the exterior.



### Kitchen

2.64 x 2.01

Tile flooring, UPVC double glazed window to the side aspect, down lights, units above & below, laminate work surfaces, tile splash backs, inset ceramic 1.5 sink & drainer with mixer tap, built in oven, electric hob, stainless steel extractor fan, dishwasher & washing machine and a door opening into the bathroom.

### Bathroom

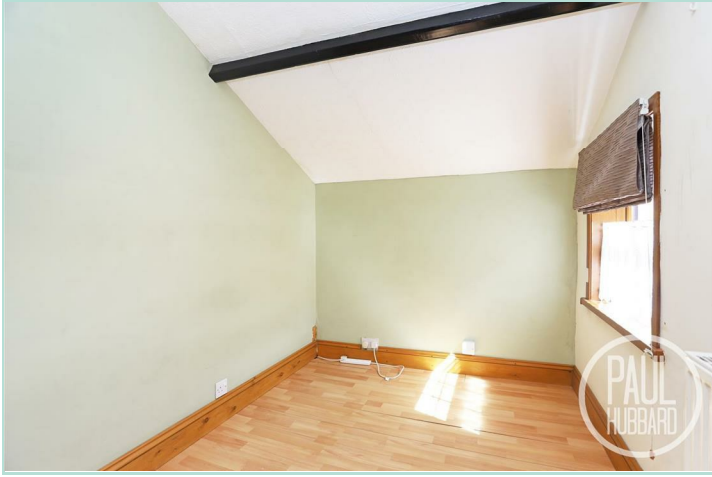
2.37 max x 1.95 max

Tile flooring, x2 UPVC double glazed obscure window to the side & rear aspect, tiled walls, heated towel rail, airing cupboard housing the gas combi boiler, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap, a panelled bath with hot & cold taps, a mains fed shower above with both hand held & rainfall heads and a glass shower screen.



### Stairs leading to the first floor landing

Fitted carpet and doors opening to bedrooms 1 & 2.



### Bedroom 1

3.70 x 3.66

Fitted carpet, UPVC double glazed window to the front aspect, fitted wardrobes, radiator and a period fireplace.

### Bedroom 2

3.06 x 2.82

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, loft access, built-in storage cupboard and a door opening to the 3rd bedroom.

### Bedroom 3

2.46 x 1.98

Small steps down lead to bedroom 3 which comprises, laminate flooring, UPVC double glazed window to the side aspect and a radiator.



### Outside

Gated access leads to a front garden featuring an artificial lawn and a pathway that guides you to the front door, sheltered by a canopy and fully enclosed by a panel fence surround.

The property features a courtyard garden with raised decking, perfect for outdoor seating, fully enclosed by panel fencing with gated access to a rear service road that bisects the garden. Beyond the service road, the garage includes double doors, a side door, power and lighting, and is accessible from the side via a gate that opens to a pathway leading to the rear garden. There is also a side door for direct entry into the garage, with an additional door providing access to a storage area. The garden itself boasts a laid lawn bordered by mature plants and shrubs, with a gate that opens to an additional garden area housing a timber storage shed. The entire space is fully enclosed by a panel fence, ensuring privacy.



### 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.

### Agent note

- Kindly be advised that grant of probate is required for this property.
- Please be aware of the right of way at the rear where the garden is bisected.
- The roof space is leased for the solar panels.




For further information, please do not hesitate to contact our office.

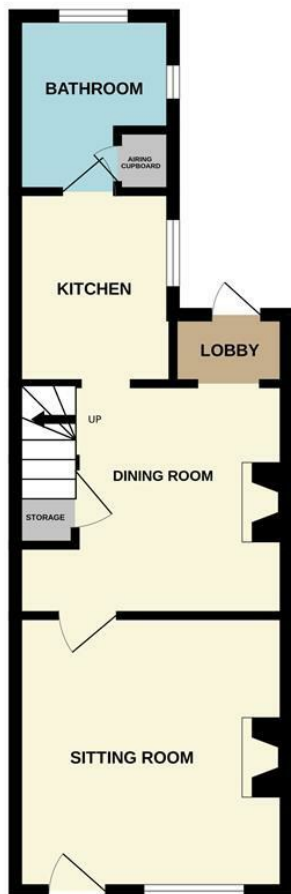




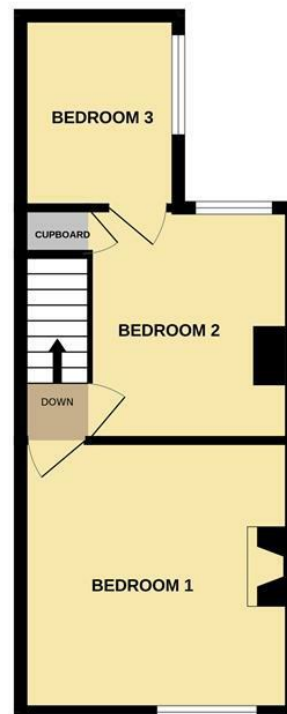
Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: B  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>88</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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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