

£200,000
Offers Over

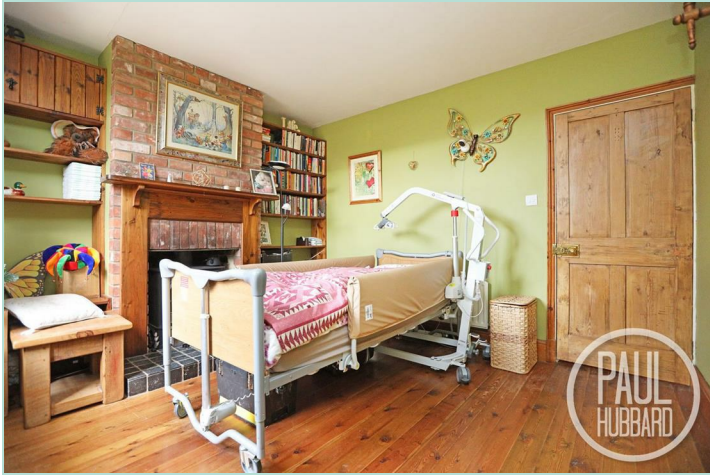


Market Place

Kessingland, NR33 7TA

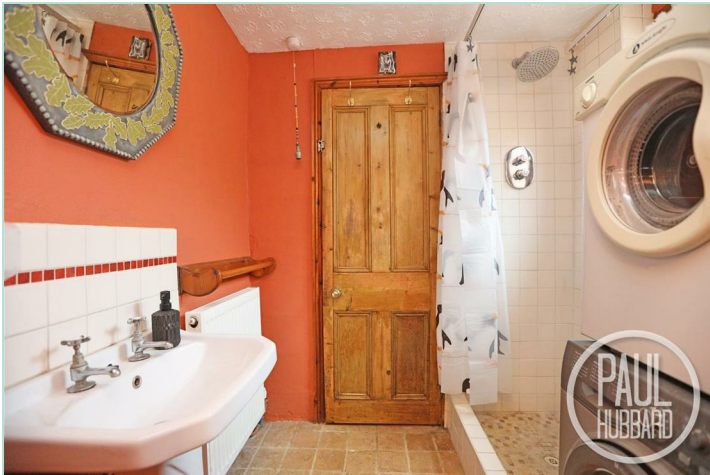
- Situated within a cul de sac
- Popular Kessingland location
- 2 Double bedrooms
- Off road parking for multiple vehicles
- Close proximity to local amenities
- Two reception rooms
- Fully enclosed rear garden
- Bathroom and shower room
- Cast iron log burner
- Potential to renovate the attic room and outbuilding (stpp)





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 local area, including Benacre National Nature Reserve, Africa Alive Zoo, the marshes, as well as the South Lowestoft Business and Retail Park offering a major resource just five minutes away. 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

3.66m x 3.48m

Currently being used as a third bedroom but has the opportunity to be used as an additional reception room. Comprising of a UPVC double glazed window and entrance door to the front aspect, solid wood flooring throughout, radiator, cast iron log burner, built in shelving and a door opening to stairs that lead to the first floor landing and the dining room.



Dining Room

3.64m x 3.61m

UPVC double glazed windows to the rear and side aspects, solid wood flooring throughout, radiator, original cast iron open fire, doors opening to an under stairs storage cupboard, additional built in storage cupboard and an opening to the kitchen.



Kitchen

2.41m x 1.94m

UPVC double glazed window and secondary entrance door to the side aspect, tile flooring throughout, part tile walls, units above and below, solid wood work surfaces, ceramic sink with drainer, 4 ring gas hob, integrated oven, space for a washing machine and opening to the rear lobby.

Lobby

Tile flooring throughout, wall mounted gas combi boiler, built in shelving and a door opening to the shower room/utility.

Shower room/Utility room

2.93m max x 2.13m max

UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, radiator, pedestal hand wash basin, space for appliances, walk in mains fed shower within a tiled cubicle and an opening to an additional area with WC, window to the rear and door to the side aspect opening into the garden.

First Floor Landing

Carpet flooring throughout and doors opening to bedrooms 1 and 2.



Bedroom 1

3.67m x 3.50m

UPVC double glazed window to the front aspect, carpet flooring throughout, dado rail, radiator, study area, feature cast iron fireplace and a door opening to stairs leading to the attic room which has the potential to be converted into an additional room (sstp)

Bedroom 2

3.67m x 3.62m

A second double bedroom located at the rear of the property, comprising of a UPVC double glazed window, solid wood flooring throughout, radiator, cast iron feature fireplace and a door opening to the bathroom.



Bathroom

2.45m x 1.97m

UPVC double glazed window to the rear aspect, carpet flooring throughout, feature panel walls, radiator, toilet, vanity unit with inset hand wash basin and bath with handheld shower attachment.

Attic

8.20m x 3.75m

Boarded throughout with a radiator and the potential to be converted into an additional room (sstp).

Outside

To the front of the property a concrete pathway leads up to the main entrance door and a laid lawn front garden bordered with shrubs. A pebbled driveway to the side aspect accommodates off road parking for multiple vehicles and has a gate opening to the rear.

To the rear of the property a patio courtyard area leads up to a good size outhouse benefitting from sound proofing and full insulation. A pathway to a timber garden shed, log store and level gate opening to a laid lawn garden with raised sleeper flower beds, mature trees and additional patio pathway to a timber gate opening to rear access.



Agent Note

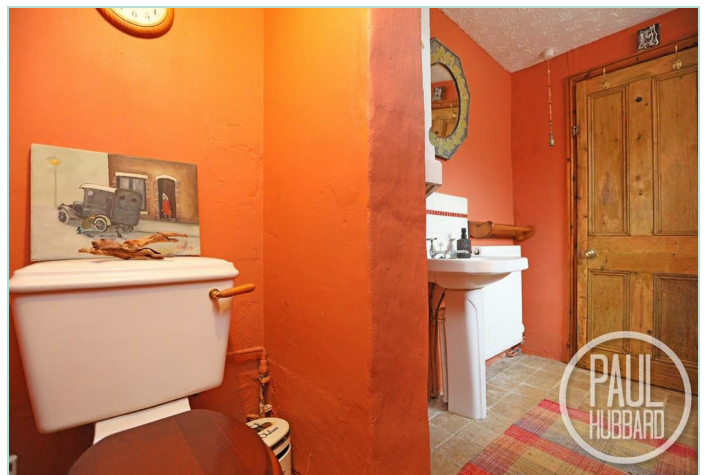
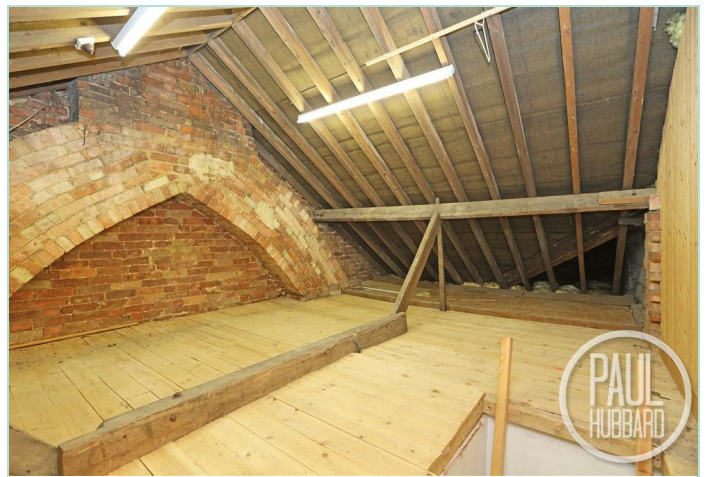
- There is right of access through the garden from the two neighbouring properties
- Potential for development of both outhouse and attic into habitable accommodation (subject only to building regulations approval). Outhouse could become independent living accommodation
- Planning permission has been granted for a front porch

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: D55
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

ATTIC
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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 ©2023

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

Contact Us
www.paulhubbardonline.com
 01502 531218
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