

£210,000  
Asking Price

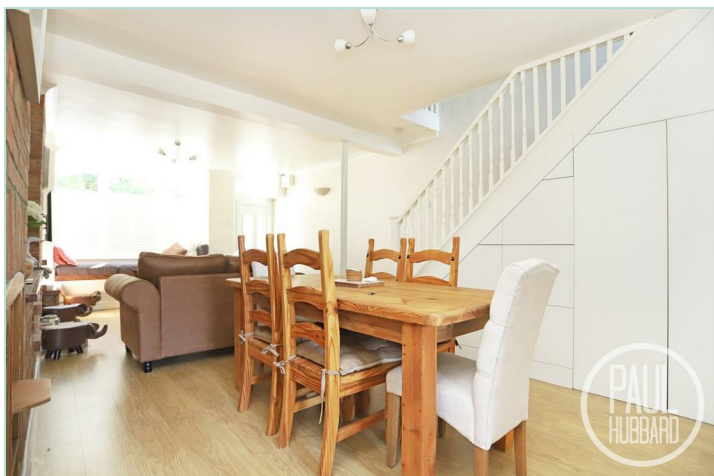
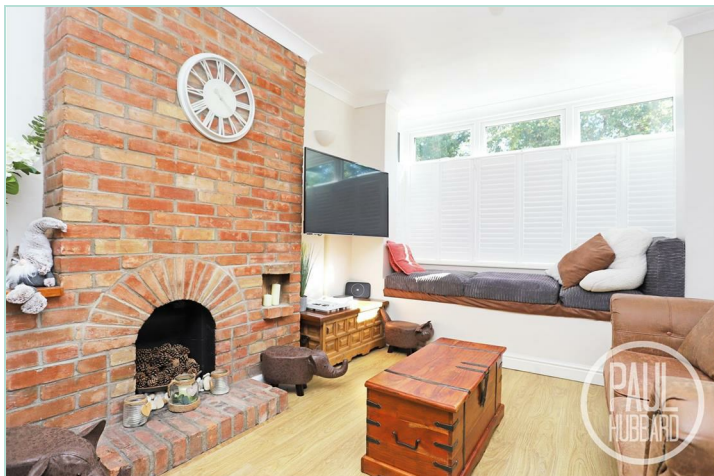
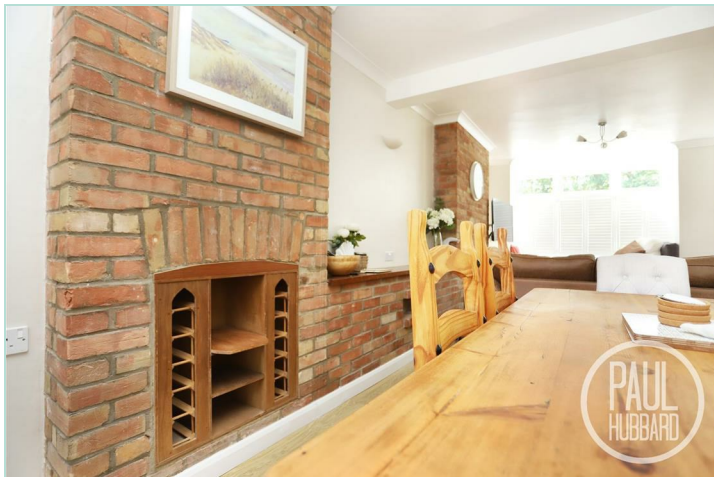


## Oaklands Terrace

Suffolk, NR33 7PH

- A well presented bay fronted home in Kessingland
- Chain free
- 3 separate bedrooms
- West facing rear garden
- Off road parking at the rear for multiple vehicles
- Rear courtyard & garden
- Spacious open-plan lounge/diner
- Balcony off of 3rd bedroom
- Modern decor throughout
- Built-in storage solutions





## 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.

## Summary

A well-presented bay-fronted home in Kessingland, offered CHAIN FREE, featuring three separate bedrooms and MODERN DECOR THROUGHOUT. The property boasts a spacious OPEN-PLAN lounge/diner with stylish features, a kitchen with oak work surfaces, and built-in storage solutions. Enjoy outdoor living with a WEST-FACING REAR GARDEN, a BALCONY off the third bedroom and a charming rear courtyard. OFF ROAD PARKING for multiple vehicles is conveniently located at the rear. With GAS CENTRAL HEATING and plenty of natural light, this home offers both comfort and style, perfect for relaxed living.

## Open-plan lounge/ diner

7.84 into bay x 4.03 max

Laminate flooring, UPVC double glazed bay window to the front aspect with a built-in window seat, underfloor heating, x2 decorative fireplaces with an exposed brick surround, space for a table & chairs, fitted under-stair storage cupboards, stairs lead to the first floor landing and double doors open into the kitchen/breakfast room.



### Kitchen/ breakfast room

3.98 max x 2.46 max

Tile flooring, down lights, units above & below, oak work surfaces, built-in breakfast bar, tile splash backs, inset stainless steel 1.5 sink & drainer with mixer tap, integrated fridge-freezer & extractor hood, spaces for a Rangemaster style cooker & a washing machine and doors open to the bathroom & out to the rear courtyard.

### Bathroom

2.66 max x 2.34 max

Tile flooring, x2 UPVC double glazed obscure window to the side & rear aspect, x2 radiators, loft access, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap & a hand-held shower attachment and a separate electric shower set into a cubicle enclosure.

### Stairs leading to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-3.



### Bedroom 1

3.74 max x 3.46 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator and x2 fitted wardrobes.

### Bedroom 2

3.53 x 2.46

Fitted carpet, radiator and a UPVC door opens to the balcony.



### Balcony

A gorgeous south-west facing balcony shared with the neighbouring property, perfect for a table & chairs and relaxing.

### Bedroom 3

2.81 x 2.41

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a fitted wardrobe.







## Outside

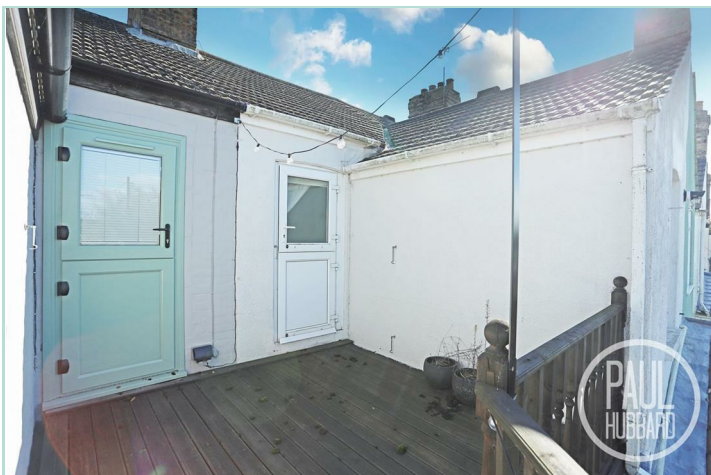
The property features a fully enclosed front garden, accessible through a gate that opens to a pathway leads directly to the main entrance door. A shingled area with decorative plants offers an inviting approach.

At the rear, there is a fully enclosed courtyard area with a gate and outdoor lighting, providing access to a bisected service road. Off-road parking is available for multiple vehicles on the concrete driveway. A pathway runs beneath a timber storage shed (which includes two lockable storage doors) and takes you to the main garden. The west-facing garden is laid to lawn and fully enclosed by panel fencing, complete with a summer house for added outdoor enjoyment.



## 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.



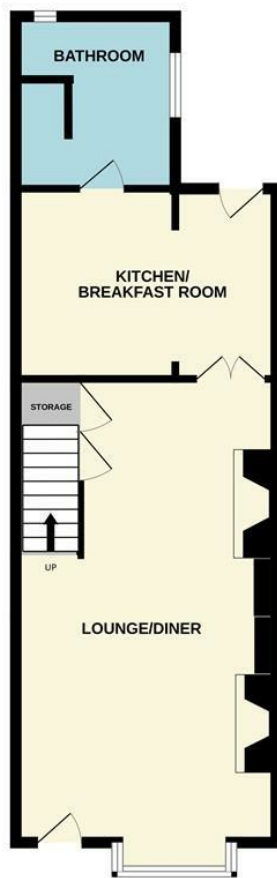




Tenure: Freehold  
 Council Tax Band:  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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



OAKLANDS TERRACE, KESSINGLAND

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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