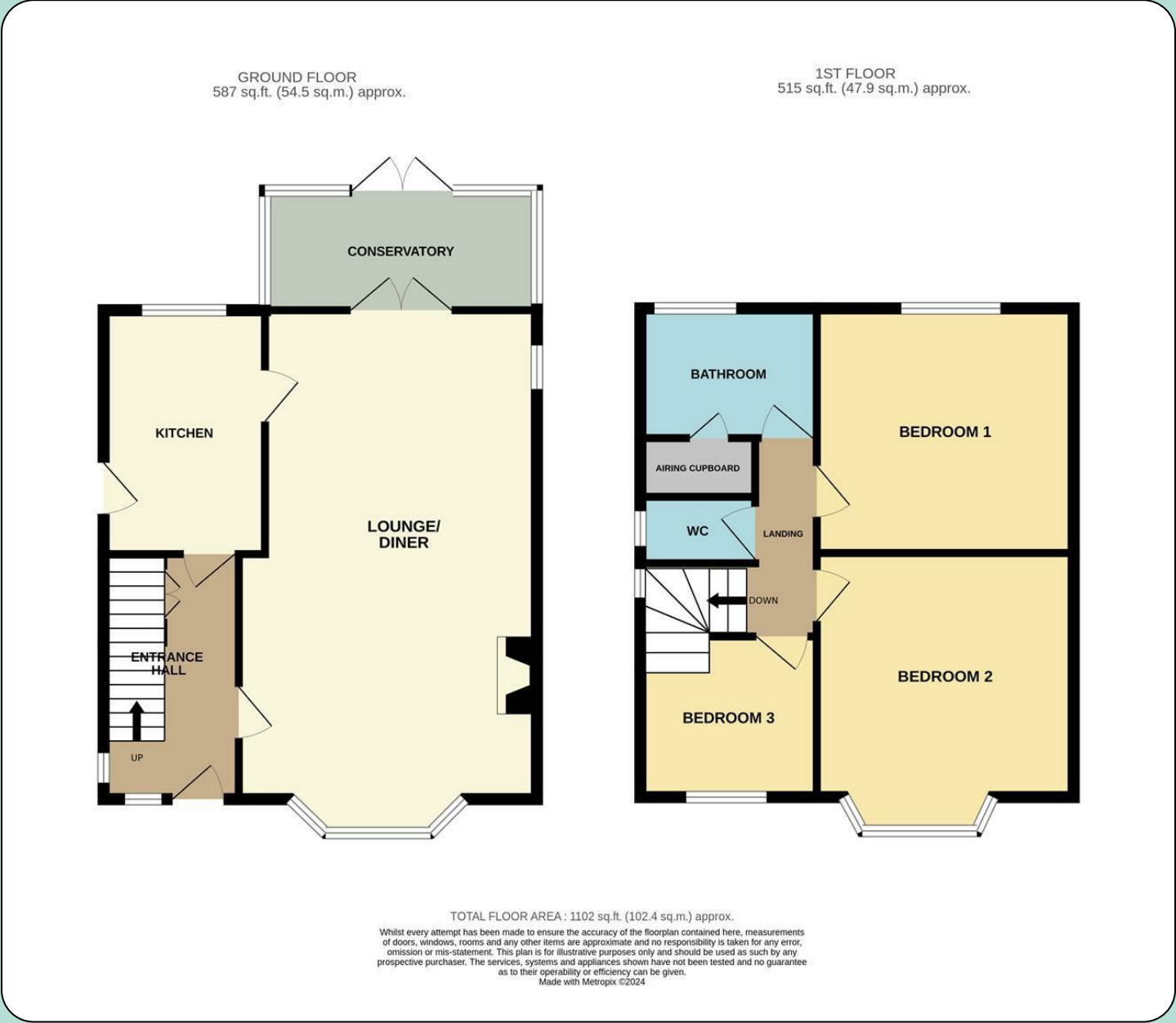
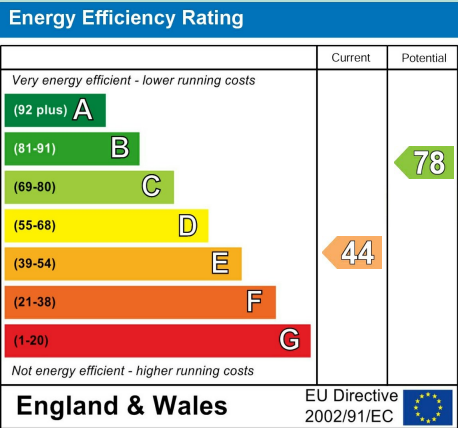


Council Tax Band: C
EPC Rating: E
Local Authority: East Suffolk Council



High Street Kessingland, NR33 7QQ

- Having undergone a full renovation
- Finished to a high standard
- Ideal detached family home
- 3 Seperate bedrooms
- Popular Kessingland location
- Walking distance to local amenities
- South East facing garden
- Newly fitted kitchen and bathroom
- Sizeable open plan lounge/diner
- EPC Rating: E44



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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

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Location

This 3 bedroom detached 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.

Entrance Hall

Entrance hall
UPVC double glazed window and door to the front aspect, additional UPVC window to the side aspect, laminate flooring throughout, picture rail, electric radiator, stairs leading to the first floor landing and doors opening to the lounge/diner, kitchen and under stairs storage cupboard.

Lounge/Diner

7.68m into bay x 3.94m max
UPVC double glazed bay window to the front aspect and additional UPVC window to the side aspect, laminate flooring throughout, x2 electric radiators, picture rail, feature fireplace, double doors opening to the conservatory and internal door to the kitchen.

Conservatory

1.78m x 4.05m
Double doors to the rear aspect opening into the garden and windows surround, vinyl flooring throughout.

Kitchen

3.63m x 2.40m max
UPVC double glazed window to the rear aspect and door to the side aspect opening into the garden, laminate flooring throughout, electric radiator, part tile walls, a selection of units above and below, solid oak work surfaces, extractor fan, 4 ring ceramic hob, integrated oven, stainless steel sink with drainer and space for appliances including a washing machine/dishwasher, fridge, freezer and tumble dryer.

First floor landing

UPVC double glazed window to the side aspect, carpet flooring throughout and doors opening to bedrooms 1-3, the family bathroom and separate WC.

WC

0.87m x 1.49m
UPVC double glazed window to the side aspect, vinyl flooring throughout, tiled walls and a toilet.

Bathroom

1.93m x 2.53m
UPVC double glazed window to the rear aspect, tile flooring throughout, part tiled walls, loft hatch, a heated towel rail, pedestal hand wash basin, bath, mains fed shower enclosed within a glass cubicle and door opening to a built in airing cupboard housing the water tank.

Bedroom 1

3.64m x 3.40m
UPVC double glazed window to the rear aspect, carpet flooring throughout, picture rail and an electric radiator.

Bedroom 2

4.06m into bay x 3.40m
UPVC double glazed bay window to the front aspect, carpet flooring throughout, picture rail and an electric radiator.

Bedroom 3

2.39m x 2.54m
UPVC double glazed window to the front aspect, carpet flooring throughout, picture rail and an electric radiator.

Outside

To the front of the property a level cast iron gate opens to a concrete pathway to the main entrance door, timber gate to the rear and small garden bordered with plants and shrubs.

To the rear of the property a south east facing laid lawn garden with patio seating area.

Financial Services

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

*Deposit - Deposit is usually 5 weeks rent.

**Guarantor - A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit.

