



45 Wash Lane, Kessingland, Suffolk, NR33 7QY

Charming detached bungalow with 2 double bedrooms, a west-facing rear garden, ample off-road parking and a detached garage. The property boasts a generously sized wrap-around garden, situated moments from Kessingland beach as well as local shops and amenities. Inside, enjoy a spacious kitchen/breakfast room and the comfort of gas central heating.

- Detached bungalow
- 2 double bedrooms
- West facing rear garden
- Ample off road parking
- Garage
- Generously sized wrap around garden
- Close to local shops & amenities
- Moments from Kessingland beach
- Spacious kitchen/breakfast room
- Newly fitted gas combi boiler

£250,000

GROUND FLOOR



WASH LANE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	