

£210,000
Asking Price



Belvedere Drive

Lowestoft, NR33 7SA

- Charming cottage in the heart of Kessingland
- 3 bedrooms
- Modern decor throughout
- Feature wood burner
- Furniture available subject to negotiations
- Gas central heating
- Mature garden
- Moments from Kessingland beach
- Set down a private road
- Close to local amenities shops & schools

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**PAUL
HUBBARD**



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.

Porch Entrance

0.95 x 0.51

UPVC French doors opening into the porch, UPVC double glazed obscure window to the side aspect and a door opens into the sitting room.



Sitting Room

3.64 x 3.64

Exposed floorboards, UPVC double glazed window to the front aspect, radiator, wood burner and a door opens into the dining room.

Dining Room

3.63 x 3.03

Exposed floorboards, radiator, stairs leading to the first floor landing, under-stair storage cupboard, fitted storage units, a UPVC door opens to the rear garden and a doorway opening leads through to the kitchen.

Lean To

2.53 x 1.38

A sheltered lean to with secure storage space, or space for a small table & chairs, a tap, lighting and a door opening to the rear garden.



Kitchen

Tile flooring, UPVC double glazed window to the side aspect, tiled walls, units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, space for a fridge-freezer & washing machine and a door opens into the bathroom.

Bathroom

2.55 max x 2.26 max

Tile flooring, UPVC double glazed obscure window to the side aspect, x2 radiators, open airing space, wash basin set into a vanity unit with a mixer tap, panelled bath tub with a mixer tap & a handheld shower attachment, plus an additional mains fed shower set into a cubicle enclosure, tiled walls and a doorway opening leads to the WC.

WC

1.57 x 0.73

Tile flooring, UPVC double glazed obscure window to the rear aspect, tiled walls radiator and a toilet.

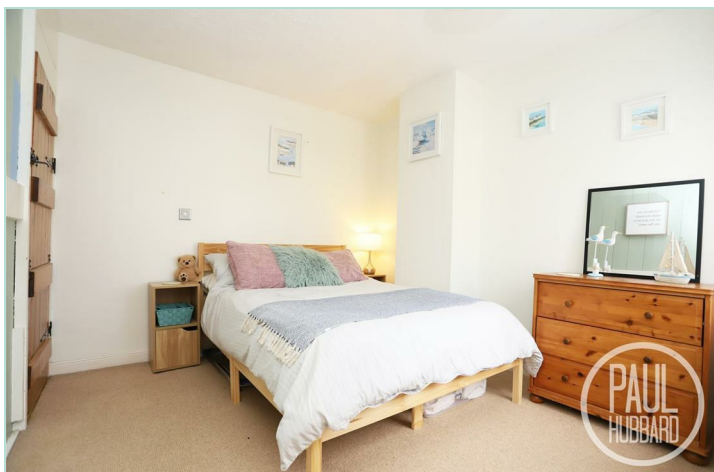
Stairs leading to the First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1

3.64 x 3.65

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.





Bedroom 2

3.04 x 2.85

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a door opening to bedroom 3.

Bedroom 3

2.52 x 2.13

Steps down to bedroom 3, comprising fitted carpet, UPVC double glazed window to the side aspect, radiator and a gas combi boiler.

Outside

The outside space includes a designated bin storage area, timber shed, and a gated right of way for practical access. Steps rise beneath a plant-covered archway, leading to attractive tiered patio areas. The garden is mature and well-established, surrounded by an array of plants, shrubs and trees, with a shingle seating area and an additional enclosed storage unit, all fully bordered by panel fencing. The open south-westerly aspect creates a wonderful sun-trap, ideal for outdoor enjoyment.

Agent note

- The property is accessed via an unadopted road, for which maintenance and upkeep are not the responsibility of the local authority. Prospective purchasers are advised to make their own enquiries regarding maintenance arrangements and any associated costs.

- The property benefits from and/or is subject to a right of way. All interested parties are advised to satisfy themselves as to the nature, extent, and terms of these access rights.

Financial Services

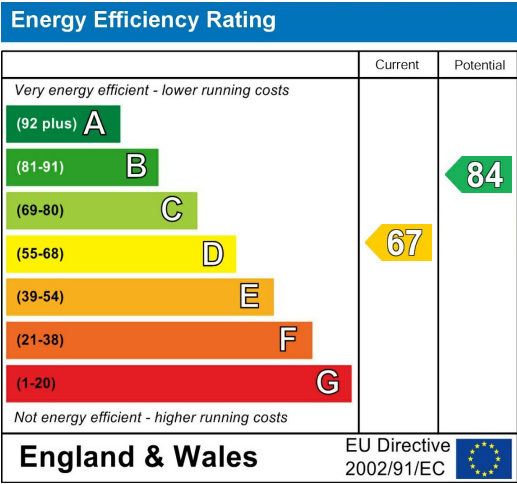
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Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council



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 are 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