

£270,000
Asking Price



Winston Close

Kessingland, NR33 7QU

- Semi detached family home
- 4 separate bedrooms
- Ideal for multigenerational living with separate accommodation options
- Spacious ground floor bedroom 4 with kitchenette & ensuite WC
- Privately owned solar panels
- Multiple reception rooms
- Ground floor cloakroom
- West facing rear garden
- Close to local amenities, shops & schools
- Great transport links nearby

**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.

Entrance Hall

UPVC entrance door to the front aspect, UPVC double glazed window to the side aspect, radiator, fitted carpet, stairs to the first floor and doors opening to the cloakroom, a large storage cupboard (housing the solar panel controls & consumer unit) & the sitting room and an archway opening leads through to the kitchen/ breakfast room.



Cloakroom

1.51 x 0.82

Tile flooring, UPVC double glazed obscure window to the front aspect, toilet, pedestal wash basin with hot & cold taps and tile splash backs.

Sitting Room

4.73 x 3.17

Fitted carpet, UPVC double glazed window to the rear aspect, radiator UPVC double glazed French doors opening to the garden.

Kitchen/ Breakfast Room

5.31 x 2.54

Tile flooring, UPVC double glazed window to the front aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, gas boiler, space for an American style fridge-freezer, oven, washing machine & dishwasher, space for a breakfast table and an archway opening leads through to the dining room.



Dining Room

3.32 x 2.99

Laminate flooring, radiator, a door opens into bedroom 4 and UPVC windows & French doors opening into the conservatory.

Conservatory

3.20 x 1.82

Tile flooring, UPVC double glazed windows and UPVC French doors opening to the rear garden.

Bedroom 4

6.01 max x 2.96 max

Laminate flooring, x2 dual aspect UPVC double glazed windows, electric fireplace, vertical radiator, loft access hatch, kitchenette area with units above & below, laminate work surfaces, inset stainless steel sink & drainer with mixer tap and a door opens into the WC.

Stairs to the First Floor Landing

Fitted carpet, loft access, built in storage cupboard and doors opening to bedrooms 1-3 & the bathroom.





Bedroom 1

3.98 x 2.58

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

4.57 x 2.57

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

Bedroom 3

3.15 x 2.03

Laminate flooring, UPVC double glazed window to the rear aspect and a radiator.

Outside

A brick-weave driveway provides off-road parking for multiple vehicles and is complemented by a raised planter filled with decorative planting. The main front entrance door is easily accessible, with gated side access leading to the rear garden.

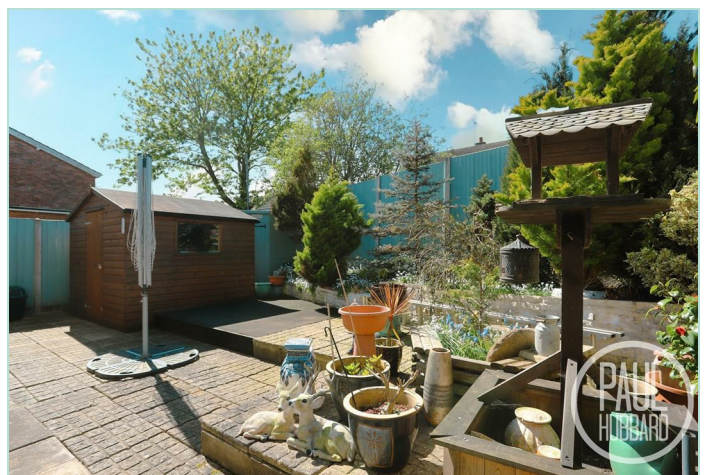
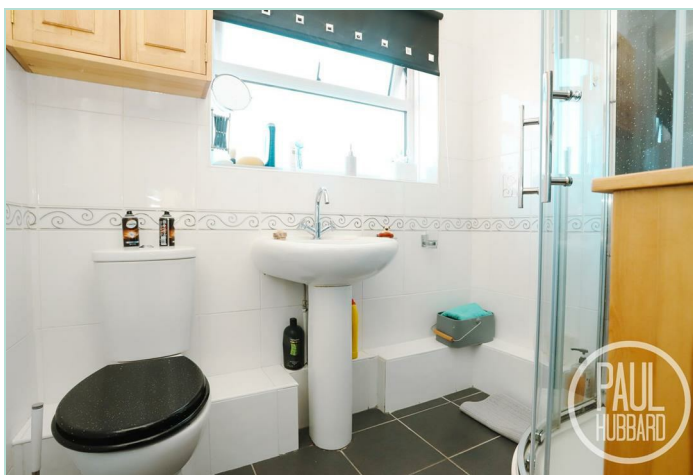
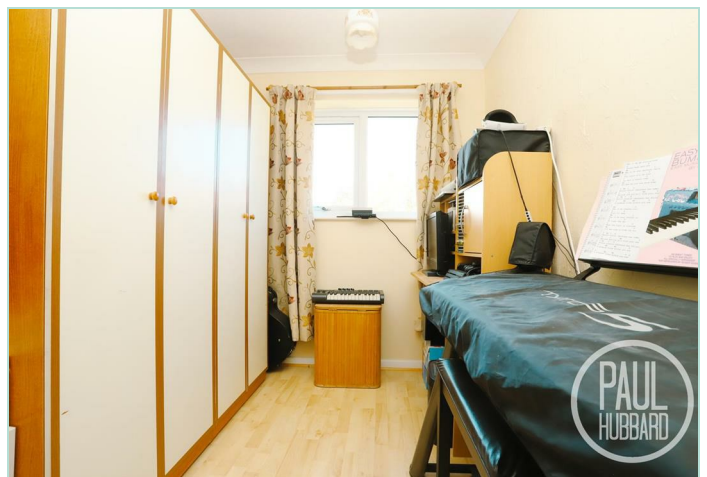
The west-facing courtyard garden is arranged over attractive tiered levels, featuring well-stocked planted beds filled with mature shrubs and flowering plants. Additional benefits include a raised decking area, two timber storage sheds, and convenient outdoor power sockets.

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: C
EPC Rating: C
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	70	82
(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	



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not 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 floorplan 11/2028

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

Contact Us
www.paulhubbardonline.com
01502 531218
info@paulhubbardonline.com

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