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£260,000
Asking Price







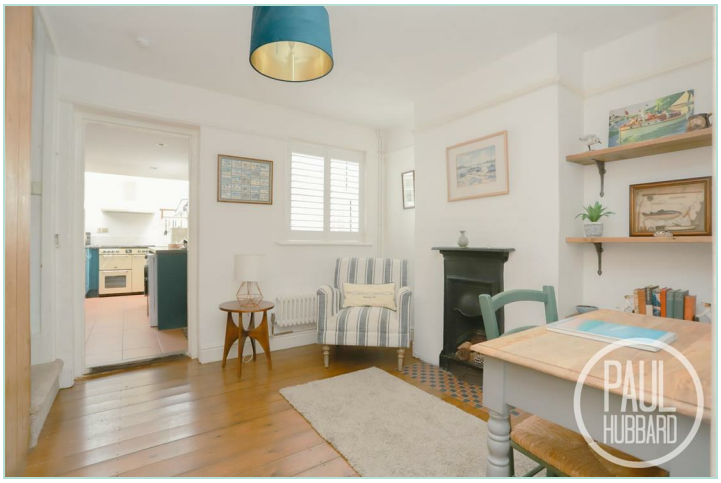
Church Road

Lowestoft, NR33 7SF

- Beautifully presented character cottage
- Prime location within Kessingland
- Just a short walk to Kessingland's stunning beach
- Two generous double bedrooms
- Ground floor cloakroom/WC
- Charming period features throughout
- Conservatory overlooking the garden
- Fully enclosed south-west facing garden
- Free 24-hour public parking directly opposite Opposite a children's play park, café and village amenities
- Ideal first-time purchase, holiday home or investment opportunity

PAUL HUBBARD

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Location - Kessingland

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

Occupying a desirable position in the heart of Kessingland, just a short stroll from the village's beautiful beach, this charming two-bedroom cottage perfectly blends character features with modern convenience. Offering well-presented accommodation throughout, the property boasts a cosy sitting room with a log burner, a spacious conservatory overlooking the garden, a separate dining room, a well-equipped kitchen, and the added benefit of a ground floor WC. Upstairs are two double bedrooms and a family bathroom, while outside the property enjoys a fully enclosed south-west facing garden with lawn, patio and mature planting, creating a private, sunny retreat. Conveniently located opposite a free 24-hour public car park, children's play park and local amenities, this delightful home would make an ideal first-time purchase, holiday retreat or investment opportunity.

Sitting Room

3.69 x 3.66

UPVC composite entrance door to the front aspect, UPVC double glazed window to the front aspect, white wooden window shutters, exposed wooden floorboards, radiator, brick fireplace with log burner, wooden mantlepiece, storage cupboard (housing consumer unit), UPVC French doors leading to the conservatory and a door leading to the dining room.

Conservatory

4.57 x 2.98

Dual aspect UPVC double glazed windows, laminate flooring, radiator and UPVC French doors opening to the garden.

Dining Room

3.03 x 2.90

UPVC double glazed window to the rear aspect, white wooden window shutters, exposed wooden floorboards, period fireplace, doors leading to kitchen, WC and stairs to the first floor.

WC

1.75 x 0.70

Tiled flooring, tiled walls, toilet, wall mounted hand wash basin set into a vanity unit with a mixer tap and an extractor fan.

Kitchen

4.50 max x 2.53 max

Tiled flooring, x2 UPVC double glazed windows to side aspect, x2 Velux windows, base units, laminate work surfaces, tiled splashbacks, space for white goods, ceramic butler sink with mixer tap, oak counter top, space for a double oven, ceiling spotlights and a door opening to side external access.









Stairs to the First Floor Landing

Carpeted stairs leading to first floor, wooden bannisters and hand rails, exposed wooden floor boards on first floor landing, loft access and doors leading to the bedrooms & bathroom.

Bedroom 1

3.83 x 3.68

UPVC double glazed window to the front aspect, white wooden window shutters, radiator, exposed wooden floorboards and a period fireplace.

Bedroom 2

3.04 x 2.02

UPVC double glazed window to the rear aspect, white wooden window shutters and a radiator.

Bathroom

2.50 x 2.05

Steps down to the bathroom which features tile flooring, tiled walls, extractor fan, toilet, pedestal wash basin with a mixer tap, obscure UPVC double glazed window to the side aspect, panelled bath with mixer tap and overhead shower attachment.

Outside

To the front of the property, tall hedges provide privacy and enclosure, with a gravel pathway leading to the front door. There is gated side access to the rear garden, along with a small flower bed ideal for planting and seasonal displays.

The rear garden is fully enclosed by a combination of wooden panel fencing and a pebbled brick wall. It features a lawned garden, a patio area perfect for outdoor seating and entertaining, and a variety of well-stocked flower beds containing shrubs, flowers, and mature trees. Additional benefits include an outdoor tap, external electrical sockets, and gates providing access to both the front and rear of the property. With an open south-west aspect and no significant obstructions, the garden enjoys an abundance of sunshine throughout the day.

To either side of the kitchen is a paved courtyard area, ideal for bin storage and convenient access for pets. Gated access leads to a bisected rear pathway, beyond which is a further garden area featuring a timber storage shed.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


if you get tired,
learn to rest,
not to quit.
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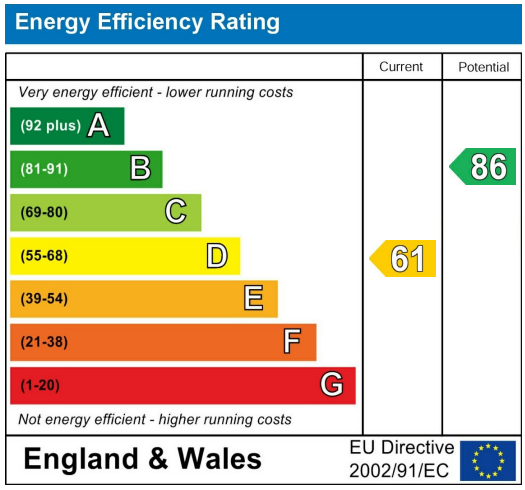





Button
Cottage


200 MILES
SAFE INLAND
WATERWAYS
THE BROADS
IT'S QUICKER BY RAIL
HOLIDAYS
AFLOAT
£4 PER WEEK

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





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