



Kessingland, Suffolk

Offers In Excess Of £600,000

- £600,000 - £650,000 Guide Price
- Kitchen with Quartz Worktops and Breakfast Bar
- One Shower Room and One Family Bathroom with Four Piece Suite
- Unique Detached Home on a Sought After Lane
- Bifold Doors to Rear Garden with Patio and Lawn
- High Specification Throughout
- Walking Distance to Kessingland Beach
- Four Double Bedrooms, Principal with Ensuite
- EPC - B

Coastguard Lane, Kessingland

Situated on the highly desirable Coastguard Lane (NR33), this area offers the very best of coastal living. Just a short stroll from Kessingland Beach, residents can enjoy sandy shores, sea views, and invigorating walks along the coastline. The nearby seaside town of Southwold, approximately 7 miles away, is famed for its picturesque pier, boutique shops, independent cafés, and vibrant cultural scene, providing a perfect balance of relaxation and activity. The location is ideal for those who love outdoor pursuits, with scenic coastal paths, nature reserves, and watersports on the doorstep. Local amenities, charming pubs, and family-friendly attractions make it a welcoming spot for both everyday life and weekend leisure. Combining tranquillity with easy access to some of Suffolk's most celebrated coastal destinations, Coastguard Lane offers a truly enviable lifestyle by the sea.



Council Tax Band: E



DESCRIPTION

Rarely do properties of this calibre come to market on the highly desirable Coastguard Lane. Within easy walking distance of the beach, this four-bedroom detached home has been thoughtfully designed and extensively renovated to the very highest standard, offering a perfect balance of contemporary style, comfort, and versatility. The welcoming entrance hall sets the tone, drawing you through to a striking open-plan kitchen and dining space. Here, quartz worktops, double ovens, a six-ring hob, and a central breakfast bar create a chef's dream environment, enhanced by large skylights and full-width bi-fold doors that flood the room with natural light and open seamlessly onto the garden. A practical utility room provides additional storage and space for appliances. The ground floor also boasts a generous bay-fronted living room, filled with light, along with a double bedroom and a sleek wet room, ideal for guests or ground-floor living. Upstairs, a galleried landing with plentiful storage leads to three well-proportioned double bedrooms. The principal suite enjoys its own en-suite shower room, while the luxurious family bathroom offers a four-piece suite, complete with spa-style bath and walk-in shower. Outside, the home occupies a substantial plot with driveway, cartlodge, and ample parking. Above the cartlodge, a converted room presents exciting scope for use as an annexe, Airbnb, or studio. Further outbuildings include a washroom with running water and an outdoor W.C., with potential to create a garden bar or entertaining hub. The gardens themselves offer a variety of spaces to enjoy, patio dining, dedicated entertaining areas, and a lawned side garden. Combining a prime coastal setting with outstanding design and versatility, this property represents a truly rare opportunity to secure a forever home in one of the area's most sought-after locations.

OPEN PLAN AREA

At the very heart of the property is the stunning open-plan kitchen, dining and living area, carefully designed to combine modern elegance with everyday functionality. This truly impressive space forms the social hub of the home, perfect for both relaxed family living and stylish entertaining.

The kitchen itself has been finished to an exceptional standard, with sleek quartz worktops running throughout, twin ovens, a six-ring hob, and a central breakfast bar that doubles as a casual dining spot. Every detail has been considered, creating a space that is not only highly practical but also visually striking. Overhead, large glass-panel skylights bathe the room in natural light, while the full-width bi-fold doors to the rear garden ensure a seamless connection between indoor and outdoor living.

Adjoining the kitchen is a generous dining area, perfectly positioned for family meals or dinner parties, with plenty of room to host in style. Beyond this, a snug seating area has been thoughtfully placed beside the bi-fold doors, offering a cosy yet light-filled retreat, ideal for morning coffee, reading, or simply enjoying views of the garden.

The flow of the space ensures it can adapt to every occasion: from lively gatherings that spill out onto the patio in the summer months, to quiet evenings enjoyed in the snug or around the dining table. It is a beautifully considered room that effortlessly brings together comfort, practicality and contemporary design, making it the true centrepiece of this remarkable home

LIVING ROOM

The living room is a wonderfully bright and inviting space, enhanced by a beautiful bay window to the front which fills the room with natural light. Generously proportioned, it offers ample room for both relaxing and entertaining, while its elegant design creates a warm and welcoming atmosphere.

BEDROOMS

The property offers four beautifully appointed double bedrooms, each thoughtfully designed to provide comfort, space and practicality. On the ground floor, a well-proportioned double bedroom is served by a sleek, modern wet room, making it perfectly suited for guests, multigenerational living or those seeking the convenience of single-level accommodation. Upstairs, the galleried landing leads to three further double bedrooms, each with its own unique character. The principal suite enjoys a sense of luxury, complete with a stylish three-piece en-suite shower room and generous proportions. The other two double bedrooms have been cleverly designed to maximise both space and light. The principal and second double to the rear benefit from bespoke fitted seating beneath the windows, providing valuable built-in storage while also creating the perfect nook for reading, relaxing, or simply enjoying garden views. Together, these bedrooms offer versatile accommodation to suit families, guests and home working alike, combining thoughtful design with a touch of luxury

WASHROOMS

This home offers a superb selection of bathrooms, each finished to a high standard with both style and practicality in mind. On the ground floor, a modern wet room serves the double bedroom, making it ideal for guests or those seeking convenient downstairs accommodation. Sleek in design and highly functional, it provides the perfect balance of comfort and accessibility. Upstairs, the principal bedroom benefits from its own private en-suite, fitted with a contemporary three-piece suite. Designed for ease and comfort, it offers a stylish retreat for the owners. The family bathroom is a true highlight of the home, fitted with an elegant four-piece suite. A spa-style bath with centrally positioned taps creates a luxurious focal point, while a generous walk-in shower adds to the sense of indulgence. Finished with a modern yet timeless design, it provides a space equally suited for quick morning routines or long, relaxing soaks.

OUTBUILDINGS

The property is further enhanced by an excellent range of outbuildings, offering versatility and potential for a variety of uses. A cartlodge with ample parking sits to the side of the home, complete with a converted room above. This additional space presents exciting opportunities, whether as a home office, studio, annexe, or even an Airbnb-style rental, subject to requirements. Beyond the cartlodge, a separate washroom building with running water adds to the practicality of the plot. This structure, combined with the convenience of an outdoor W.C., has huge potential to be transformed into a unique garden bar or entertaining hub, perfect for summer gatherings. Together, these outbuildings not only provide valuable functionality but also open up a wealth of lifestyle options, making the property even more flexible for modern family living.

OUTSIDE

The property is set on a substantial plot, offering a beautifully arranged garden and generous outdoor space. To the front, a private driveway provides ample parking and a welcoming approach to the home. To the rear, the garden has been thoughtfully designed to create distinct areas for relaxation and entertaining. A paved patio provides the perfect spot for outdoor dining and summer gatherings, while a separate seating area ensures there is always a quiet corner to unwind. A side garden, laid to lawn, offers additional green space, ideal for children to play or for those who enjoy gardening. With its combination of practicality and lifestyle appeal, the outside space strikes the perfect balance between everyday use and areas for leisure, making it an ideal setting for both family life and entertaining.

SERVICES

The property has mains gas, mains water, electricity and sewerage - within the home has room by room control functions for the heating and underfloor heating throughout.

OUTGOINGS

Council Tax Band E

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

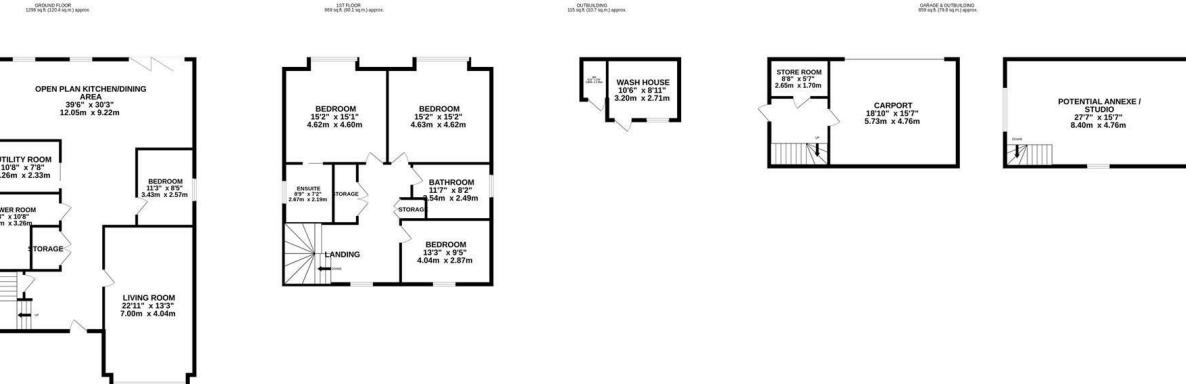
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FIXTURES AND FITTINGS

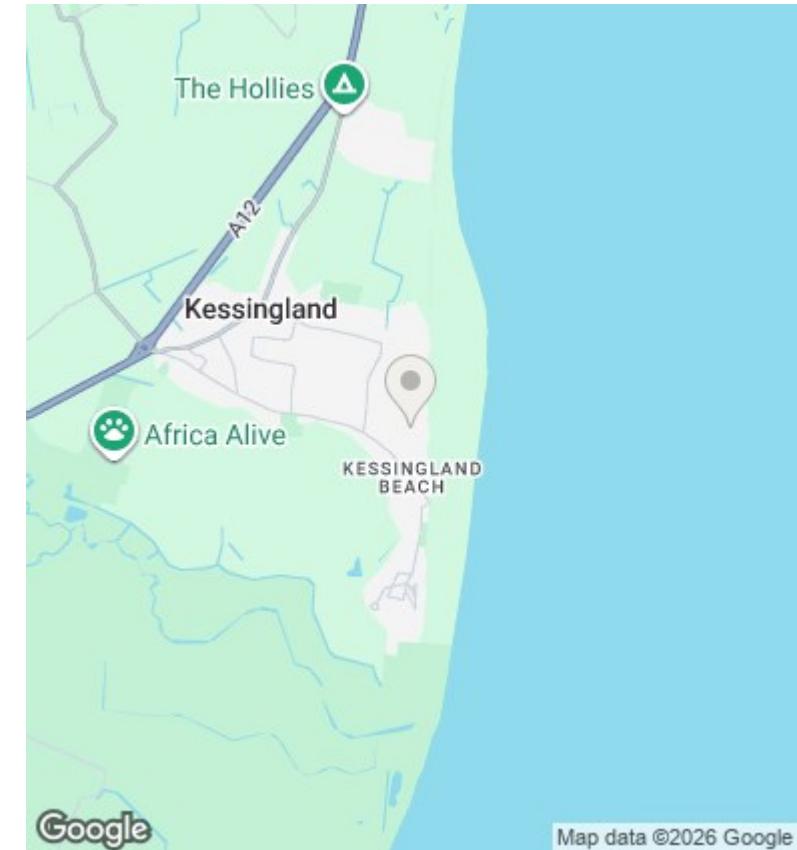
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TOTAL FLOOR AREA: 3240 sq.ft. (301.0 sq.m.) approx.
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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	93
(81-91)	B		
(69-80)	C		
(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	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com