



**21 CHURCH ROAD**  
**LOWESTOFT, NR33 7TH**

**£575,000**  
**FREEHOLD**

Welcome to 21 Church Road, a captivating and expansive 7 bedroom period home set within a private half-acre plot in the heart of Kessingland. Brimming with character and versatility.

**elisabeth**  
**James**  
**sales**



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
2184 ft<sup>2</sup>  
Reduced headroom  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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