

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

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>	<b>64</b>	<b>74</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	

**£240,000**  
 Asking Price



**Glebe Road East**  
 Kessingland, NR33 7QX

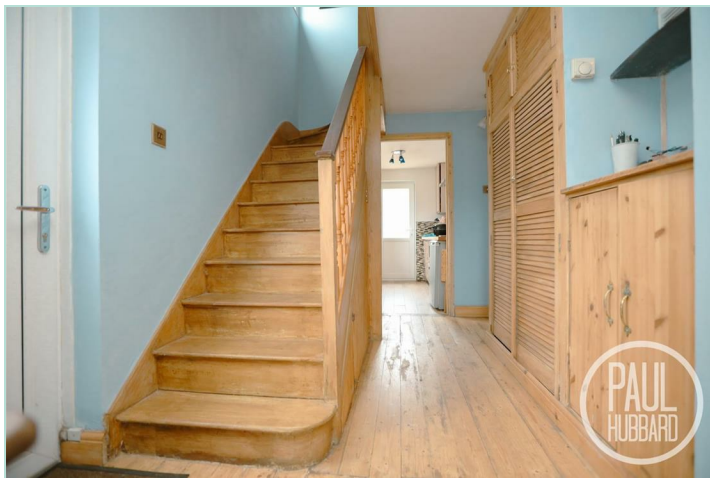
- Popular Kessingland location
- Semi detached chalet bungalow
- 3 Separate bedrooms
- Driveway with off road parking
- Cast iron log burner
- Close to local amenities
- Sizeable lounge/diner
- Stunning handcrafted mosaics throughout
- Garage to the rear with light and power
- Front and rear gardens



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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 and 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



### 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 double-glazed entrance door opens to the side aspect into a welcoming entrance hall featuring original wood flooring throughout. Stairs rise to the first-floor landing, with doors providing access to the bathroom, kitchen, lounge/diner, bedroom three, and built-in storage cupboards. Additional under-stairs storage space is also available.

### Bathroom

2.24m x 1.64m

UPVC double glazed window to the front aspect, vinyl flooring throughout, tile walls with feature hand crafted mosaic, a toilet, pedestal hand wash basin, radiator and a bath with electric shower above.

### Kitchen

2.79m x 2.26m

UPVC double glazed window to the side aspect, door to the rear aspect opening into the garden, wood effect tile flooring throughout, part tile walls, a selection of units above and below, solid wood work surfaces, stainless steel sink with drainer, 4 ring ceramic hob, stainless steel extractor fan, integrated double oven and grill, space for appliances including a washing machine, fridge and dishwasher.

### Lounge/Diner

5.57m x 3.29m max

UPVC double glazed window to the front aspect, original wood flooring throughout, a radiator and cast iron log burner.

### Bedroom 3

3.39m x 2.81m

UPVC double glazed window to the rear aspect, original wood flooring throughout and a radiator.

### First Floor Landing

UPVC double glazed window to the side aspect, original wood flooring throughout, loft hatch and doors opening to a WC and bedrooms 1-2.

### WC

2.23m max x 1.99m max

UPVC double glazed window to the side aspect, tile flooring throughout, part tile walls, a toilet, pedestal hand wash basin and feature hand crafted mosaic.

### Bedroom 1

3.78m max x 3.72m max

UPVC double glazed window to the rear aspect, wood effect laminate flooring throughout, a radiator and door opening to a built in wardrobe space with additional door to a cupboard housing the gas boiler.

### Bedroom 2

3.75m max x 3.72m max

UPVC double glazed window to the front aspect, wood effect laminate flooring throughout and a radiator.

### Outside

To the front, the property enjoys an enclosed lawned garden bordered by level timber fencing. A driveway provides off-road parking for multiple vehicles and leads up to the main entrance. Cast-iron gates open to a pebbled seating area, enhanced by a stunning handcrafted mosaic feature wall, and provide access through to the rear garden.

To the rear, there is a patio seating area offering access to a brick-built garage. A ramp with wooden handrails leads up to a decked area, which houses two timber garden sheds, along with an additional patio area ideal for outdoor entertaining.

### Garage

approx 4.5m x 2.60m

A brick built garage with UPVC double glazed door to the side aspect, windows to the front and rear aspects, light, power and loft space inside.

### Financial Services

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.

