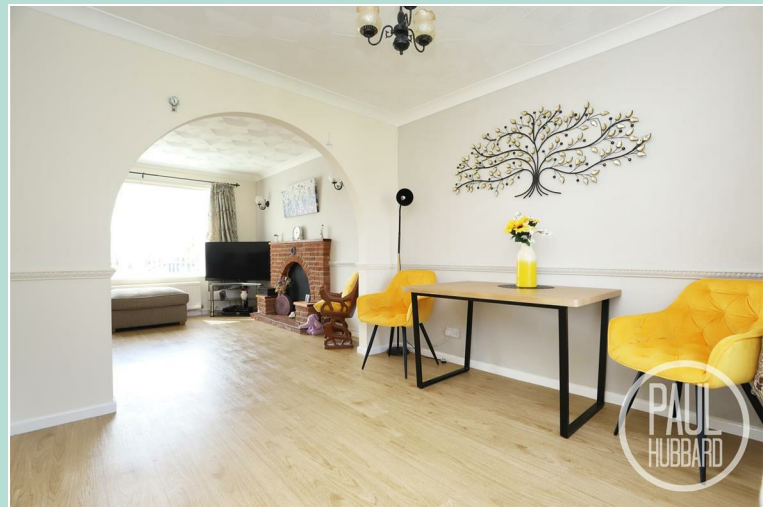


£280,000
Guide Price



Rider Haggard Lane

Lowestoft, NR33 7PD

- Detached family home
- 3 bedrooms
- Set on a spacious corner plot
- Moments walk from the beach
- Sought after Kessingland location
- Nearby to local amenities
- Conservatory
- Open plan lounge & dining room
- Off road parking
- Garage

**PAUL
HUBBARD**



Location

Kessingland is a large village located around 4 miles south of Lowestoft. Home to a more idyllic and natural beach, this is a village offering the quieter life. An array of local shops, restaurants and community Library lies in the heart of Kessingland with Bus routes offering direct access into Norwich, Lowestoft and the surrounding areas.

Entrance Hall

UPVC front door with obscure window opens into the entrance hall, newly fitted LVT flooring, radiator, doors opening to lounge & kitchen & stairs leading to the first floor landing.



Kitchen

3.4 x 3.0

Tile flooring, UPVC double glazed window to the rear aspect, units above and below laminate work surfaces, composite sink & drainer with mixer tap, spaces for fridge/freezer, oven & washing machine, gas boiler, doors opening into the conservatory & lounge.

Dining Room

3.0 x 2.9

Newly fitted LVT flooring, UPVC double glazed windows to the rear aspect & radiator. An arch opening leads through into the lounge.



Lounge

4.5 x 3.5

Newly fitted LVT flooring, UPVC double glazed window to the front aspect, decorative mantel & tile hearth, radiator & a door opens leading back to the entrance hall.

Conservatory

3.4 x 2.4

Vinyl flooring, UPVC double glazed windows to rear, side and front aspects & French doors open into the rear garden.



Stairs leading to the first floor landing

Newly fitted carpet flooring, radiator, UPVC double glazed window to the side aspect, loft access, doors opening to the bathroom, bedroom 2, bedroom 1, bedroom 3 & the airing cupboard.



Bathroom

3.0 (max) x 1.8 (max)

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, suite comprises of low level wc, panelled bath with mixer tap & shower attachment, pedestal wash basin, a wall mounted storage unit & a separate mains fed shower & tray.

Bedroom 2

3.3 x 2.8

Carpet flooring, UPVC double glazed window to the rear aspect, radiator & door opening into a storage cupboard.



Bedroom 1

3.7 x 3.3

Carpet flooring, UPVC double glazed window to the front aspect & radiator.

Bedroom 3

3.0 (max) x 2.7 (max)

Carpet flooring, UPVC double glazed window to the front aspect, radiator & a door opens into a storage cupboard.



Outside

To the front of the property a laid lawn garden is bordered by shrubs and flowers. A pathway guides you to the front door and leads around to a gate offering access to the rear garden. To the side, a concrete driveway leads to a brick-built garage featuring an up-and-over door.

To the rear of the property a neatly laid lawn is bordered by shrubs and flowers and is partially enclosed by a brick wall and panelled fence surround. The garden also provides convenient access to a brick-built garage through a door, while a paved patio area presents an ideal spot for a table and chairs if desired.

Financial Services

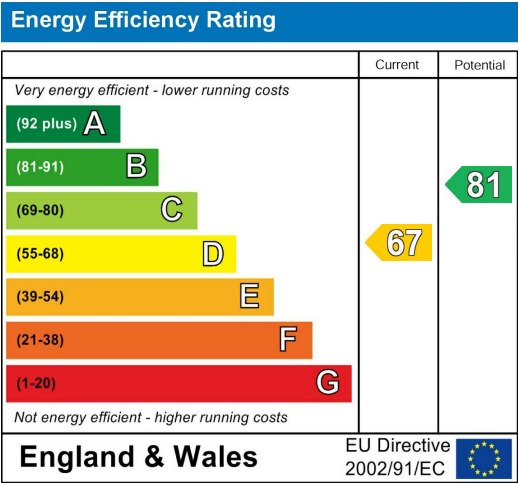
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







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



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.
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Paul Hubbard Estate Agents
178-180 London Road South
Lowestoft
Suffolk
NR33 0BB

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

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