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**£250,000**



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## **123 Church Road Kessingland, NR33 7SQ**

- COASTAL VILLAGE LOCATION
- SOLAR PANELS
- LUXURY SHOWER ROOM
- THREE BEDROOMS
- DRIVEWAY & GARAGE TO REAR
- MODERN FITTED KITCHEN
- QUALITY HARD FLOORING THROUGHOUT
- GAS CENTRAL HEATING
- uPVC WINDOWS & DOORS
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### ENTRANCE PORCH 1.53m x 0.70m (5' x 2' 4")

Enter into your Porch, light and bright due to your part-glazed composite front door and floor to ceiling opaque uPVC double glazed panels. Tiling has been laid to floor and a glazed door leads you into your Hallway. Simply hand up your coat, kick off your shoes and relax in your new one storey home.

### HALL

Your hallway features doors leading off to all rooms, there's a radiator, quality wood flooring and loft access. Your loft features a ladder, is partly boarded and this huge area also has a light.

### BEDROOM ONE / LOUNGE 4.25m x 4.13m (13' 11" x 13' 7")

Located at the front of the property, this room has versatile uses. Currently set up as a Master Bedroom, it could also be Living Room. A uPVC sealed unit double glazed window, hard wood flooring and radiator all feature.

### KITCHEN 4.25m x 2.70m (13' 11" x 8' 10")

Your 'Galley' style Kitchen features a range of base and wall units fitted to three walls complete with modern contemporary 'shaker' style doors and drawers and a roll edge worktop over. Plenty of space is provided for your cooker, automatic washing machine and fridge freezer while your one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window. Your back door leads you outside and vinyl is laid underfoot. Your Combi boiler is also housed here.

### SHOWER ROOM 2.48m x 1.78m (8'6" X 5'10")

The perfect place to visit first thing the morning and last thing at night is your stunning contemporary Shower Room. A suite comprising of a 'corner' shower cubicle and a vanity unit featuring your wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window attracts plenty of light, LVT is laid underfoot and a radiator also feature

### BEDROOM 2 4.06m x 2.70m (13' 4" x 8' 10")

Another good size double with a hard wood flooring, a radiator and uPVC sealed unit double glazed window to rear Garden views.

### LOUNGE / BED ONE 4.14m x 4.06m (13' 7" x 13' 4")

Located to the rear of the property, your Lounge features the very same hard wood flooring, a radiator and sliding patio doors lead out to your ...

### CONSERVATORY 3.27m x 2.15m (10' 9" x 7' 1")

This Garden room is the perfect place to sit and unwind with panoramic views over your rear Garden through the uPVC sealed unit double glazing. Wood flooring is laid underfoot and French doors lead you outside.

### BEDROOM 3 3.23m x 2.18m (10' 7" x 7' 2")

Another versatile room, this one could easily double up as a Dining Room. Hard wood flooring, a radiator and uPVC sealed unit double glazed window to side Aspect.

## OUTSIDE

### FRONT GARDEN

Plenty of curb appeal here with a tall hedge offering privacy, mainly laid to maintenance free shingle and a path which extends to the side of the bungalow down to your front door and rear Garden. The side Garden features a border packed with shrubs and plants.

### GARAGE, DRIVEWAY & CAR PORT

Round the back, your detached Garage features a vehicular door, personal door to Car Port which features a gate to your Driveway.

### REAR GARDEN

Completely enclosed by walls and fence, your very private rear Garden is mainly laid to lawn with patios and raised beds.

### COUNCIL TAX

East Suffolk Band C

### SUMMARY

If you have dreamt about living in a coastal village in a one storey home, then look no further. This bungalow has been lovingly cared for and is in excellent order.

To view, simply call us on the numbers on page one of this brochure.

### SOLAR PANELS

The property is being sold with the benefit of Solar Panels. These were installed in 2011 on a 25 year lease and are transferable to the new owner through the conveyancing process subject to the Solar company terms and conditions.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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# A BEAUTIFULLY DETACHED BUNGALOW IN COASTAL VILLAGE LOCATION

We are delighted to be assisting with the sale of this beautifully presented Bungalow located in a sought-after neighbourhood in Kessingland. This property is located on a pedestrianised lane just off Church Road is sat on a substantial plot with a driveway and Garage to the rear. Your versatile accommodation comprises of a Lounge, Conservatory, contemporary Kitchen, three Bedrooms and a luxury Shower Room. All this with the creature comforts of double glazing and gas central heating throughout.

## NO ONWARD CHAIN

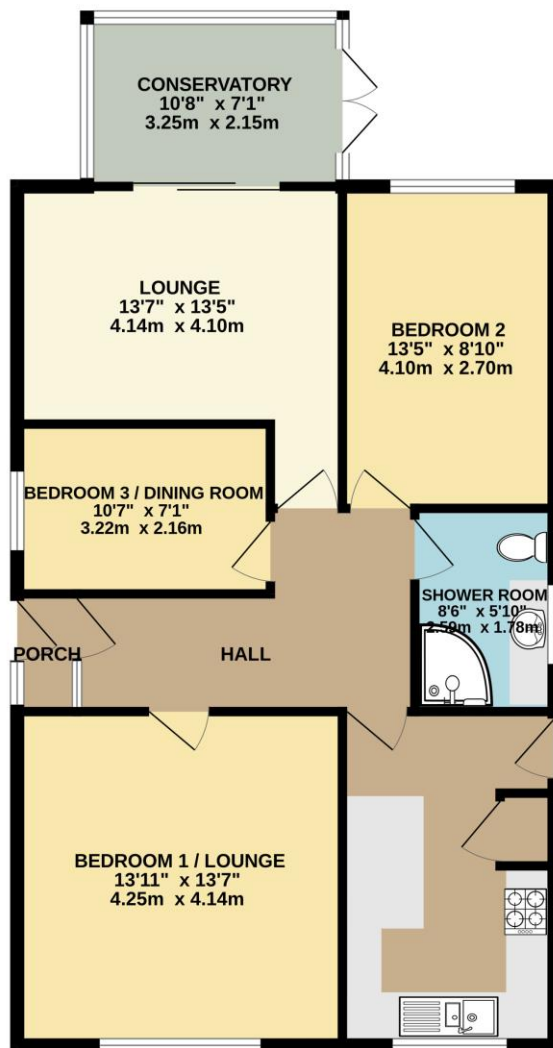
### LOCATION AND AMENITIES

Church Road is in a sought-after residential neighbourhood of Kessingland. This area has great transport links with a regular bus service making the towns of Lowestoft, Ipswich & Beccles plus cities of Norwich and London easily accessible.

Good local schools, doctors surgery, village shops and vets are nearby.

The stunning Suffolk countryside surrounds the quiet village and a short trip takes you to the beautiful beach, perfect for summer time and long walks.

**Contact: STEVE NEWSHAM | Mobile: 07785 5812002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



123 CHURCH ROAD, KESSINGLAND

TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.

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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