

Aldreds
Estate Agents



6 Francis Road

Kessingland, Lowestoft, NR33 7PU

Asking Price £215,000



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Aldreds are delighted to offer this spacious three-bedroom family home, ideally situated in the heart of Kessingland, within easy walking distance of local amenities and the area's beautiful beaches. The property provides generously proportioned accommodation throughout, comprising a large and welcoming lounge together with an open-plan kitchen/diner, ideal for family living and entertaining. To the first floor, a wide central landing gives access to three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a generous front driveway providing ample off-road parking for up to four cars or leisure vehicles. To the rear is a substantial lawned garden, complemented by a useful brick-built outbuilding offering excellent potential for conversion into a games room, home office, workshop or additional recreational space. Presented to a good standard throughout, the property further benefits from gas central heating and uPVC double glazing. Offered at a realistic asking price, an early viewing is strongly recommended to fully appreciate the generous accommodation, excellent outdoor space and exciting potential this superb family home has to offer. ** NO CHAIN **

Open Plan Entrance Area

Laminate flooring, uPVC entrance door, galleried staircase leading to first floor.

Lounge

20'5" x 12'1" (6.24 x 3.69)

Laminate flooring, coved ceiling, uPVC window, TV point, power points, radiator, understairs storage cupboard.

Kitchen/Diner

11'6" x 19'0" (max) (3.53 x 5.8 (max))

Tile effect laminate flooring, a full range of fitted kitchen units with extended work surfaces, recess for white goods including plumbing for a dishwasher & washing machine, stainless steel sink with single drainer, tiled splashbacks, double aspect uPVC windows overlooking the rear garden, power points, ample space for family size dining table and chairs, radiator, walk-in storage cupboard, uPVC door leading out to the rear garden.

Central Galleried Landing

Three well proportioned bedrooms and a bathroom leading separately off.





Bedroom 1

14'2" x 10'0" (4.33 x 3.07)

Fitted carpet, uPVC window, radiator, power points, full length cupboard/wardrobe.

Bedroom 2

14'4" x 9'10" (max) (4.38 x 3.01 (max))

Fitted carpet, uPVC window, radiator, power points, full length storage cupboard.

Bedroom 3

10'7" x 10'1" (3.24 x 3.09)

Fitted carpet, uPVC window, radiator, power points, fitted storage cupboard.

Family Bathroom

Ceramic tiled flooring, shower set over a panel bath, low level WC, pedestal sink, radiator, fully tiled walls, uPVC window.



Outside

To the front of the property there is a large brickweave driveway providing ample off road parking for a variety of cars or leisure vehicles, enclosed by timber fencing. Outside to the rear there is a substantial lawned garden with a range of shrub borders, fruit trees, brick outbuilding with double uPVC doors (ideal for an external games room or home office), patio seating area, all enclosed by high timber fencing.

Tenure And Services

Council Tax Band A

Freehold

Mains Gas Electric Water And Drains

Ref: L2678/08/26

Floor Plan



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA