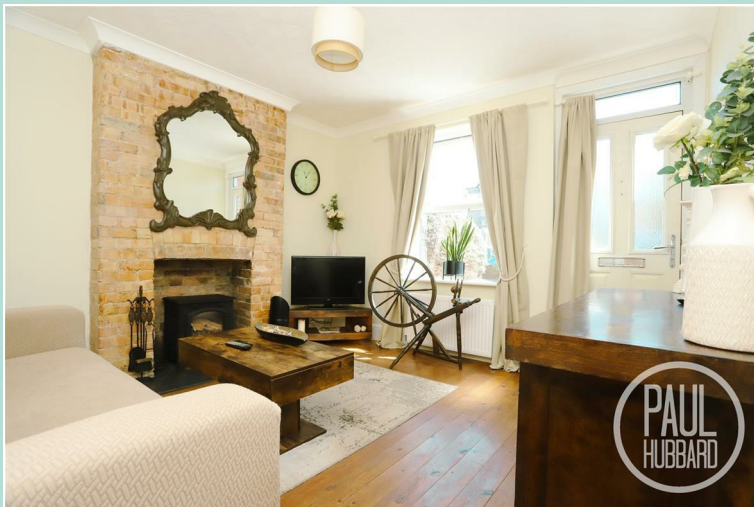


£230,000
Asking Price



Church Road Lowestoft, NR33 7TQ

- Well-presented end-terrace home
- Two spacious double bedrooms
- Two versatile reception rooms
- Stylish kitchen/diner with French doors
- Gas central heating via combi boiler
- Character fireplace & cast iron burner
- Beautiful west-facing rear garden
- Mature landscaped garden with seating areas
- Convenient for shops, schools & amenities
- Close to stunning Kessingland beach

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**PAUL
HUBBARD**



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.

Sitting Room

3.56 x 3.55

Composite entrance door and UPVC double glazed window to the front aspect, wood flooring, cast iron burner, radiator and a door opening to the stairs and through to the dining room.



Dining Room

3.62 x 3.55

Currently utilised as a second sitting room, but would also make a perfect formal dining space. Comprising wood flooring, UPVC double glazed window to the side aspect, radiator, period fireplace, a door opens to an under stair storage cupboard and a doorway opening leads through to the rear hallway.



Rear Hallway

A step down to the rear hallway which comprises wood flooring, radiator, space for a fridge-freezer and doors opening to the kitchen & bathroom.

Bathroom

3.09 max x 2.36 max

Wood flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet, pedestal wash basin with mixer tap, p-shape panelled bath with a mixer tap, an electric shower set above and tile splash backs.



Kitchen/ Breakfast Room

3.42 x 3.21

Tile flooring, x2 dual aspect UPVC double glazed windows, x2 Velux windows, radiator, units above & below, laminate work surfaces, tile splash backs, gas combi boiler, inset stainless steel sink & drainer with mixer tap, built-in oven, gas hob & extractor hood, space for appliances & a dining table and UPVC French doors opening out to the rear garden.

Stairs leading to the First Floor Landing

Fitted carpet, fitted carpet, timber frame window to the side aspect and doors opening to the bedrooms.



Bedroom 1

3.57 x 3.56

Exposed & painted floorboards, UPVC double glazed window to the front aspect, loft access and a radiator.

Bedroom 2

3.58 x 3.56

Exposed & painted floorboards, UPVC double glazed window to the rear aspect, radiator and a door opens to the storage cupboard.

Outside

Gated access will open onto a charming shingle front garden featuring mature shrubs and planting, enclosed by a brick wall surround. A decorative tiled pathway will lead to the main front entrance door, while gated side access will provide entry to the rear garden.



The impressive west-facing rear garden will offer a patio seating area together with shingle and decorative tiled sections, ideal for outdoor entertaining. A large timber storage shed with double doors will provide excellent storage space. A pebble pathway beneath a decorative timber archway will lead to a further garden area laid mainly to lawn and bordered with a variety of mature plants and shrubs. The garden will also benefit from a dedicated BBQ and seating area, alongside an attractive selection of fruit trees, shrubs, and bushes. The entire garden will be fully enclosed by panel fencing, creating a private and secluded outdoor space.

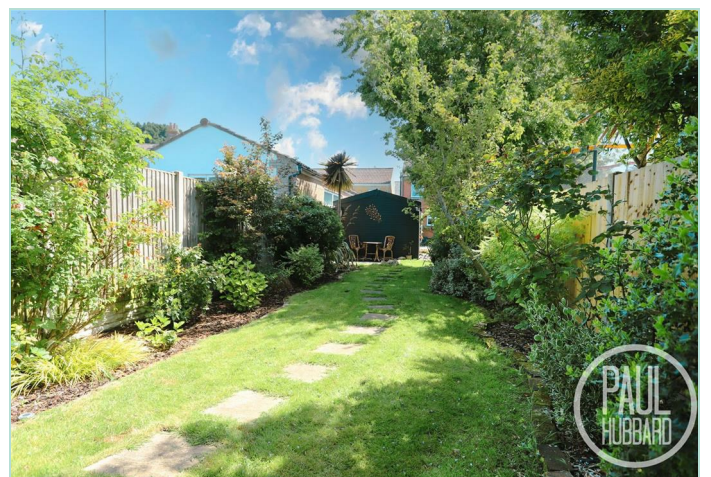
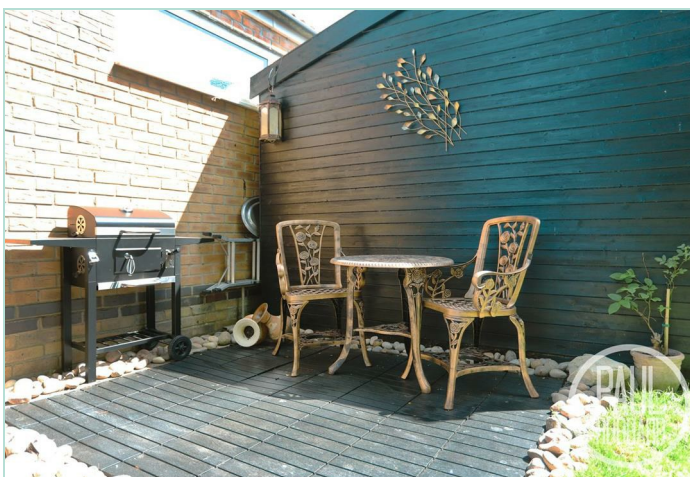


Financial Services


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: A
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights 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 is to their operation or efficiency can be given.
 Made with Metaplan 12/2012

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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