



61 HERITAGE GREEN
KESSINGLAND



Situated in a well-connected position with excellent road links nearby, this modern three-storey home offers well-planned accommodation ideal for a range of buyers.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. The kitchen is positioned to the front of the property and is fitted with a good range of modern wall and base units, providing ample storage. To the rear of the ground floor is a convenient cloakroom/WC, leading through to the bright and spacious sitting/dining room, which enjoys direct access to the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

The first floor comprises two bedrooms, together with a family bathroom and a further third bedroom occupying the entire second floor.

Outside, the property benefits from a small open-plan garden to the front, an enclosed rear garden offering a safe and private outdoor space, and the added advantage of off-road parking.

Located in the coastal village of Kessingland on the Heritage Coast, the property is perfectly placed to enjoy beautiful beaches, scenic coastal walks and a range of local amenities, while remaining

conveniently positioned for access to the surrounding towns and road network.

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – B



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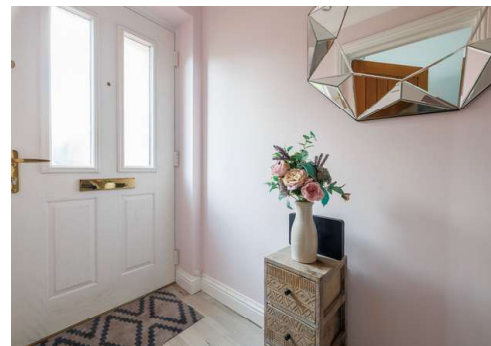


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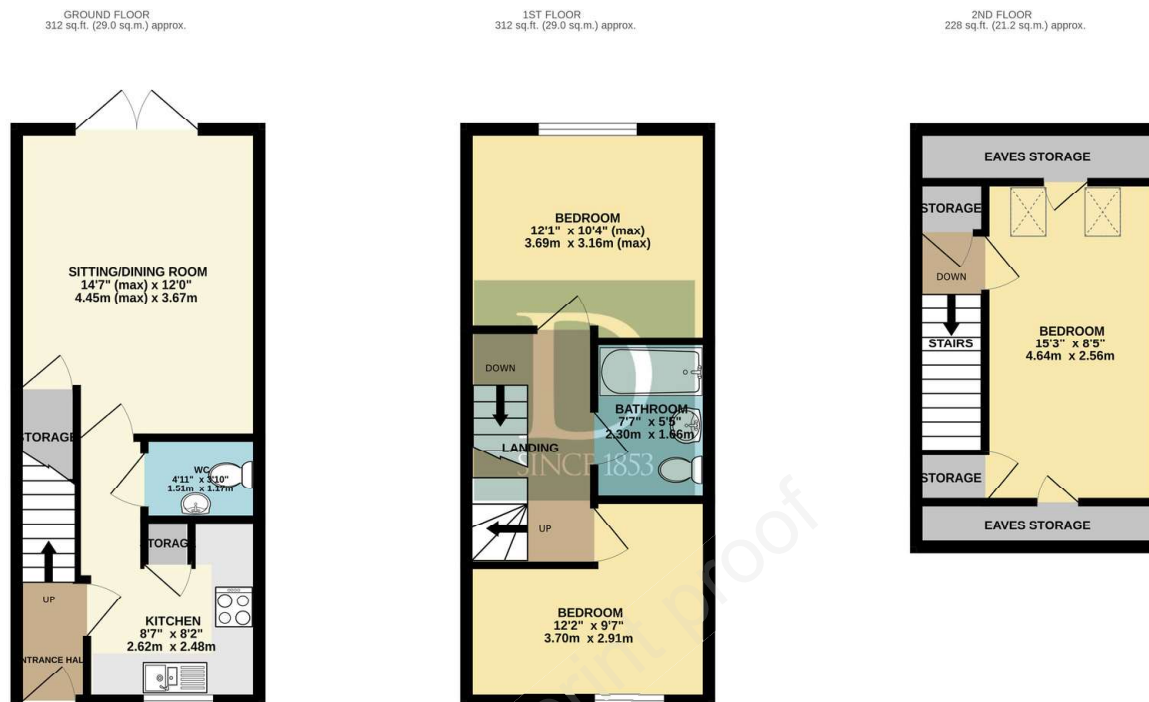
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WELL
PRESENTED

FLOOR PLAN



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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