

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

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 60      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£270,000  
Guide Price



## Fishermans Way

Kessingland, NR33 7NY

- Detached bungalow set on a large wrap around plot
- Chain free
- 3 double bedrooms
- Spacious throughout
- Garage
- West facing rear garden
- Perfect for putting you own stamp on
- UPVC double glazing
- Close to local amenities, shops & schools
- Moments from the gorgeous Kessingland beach



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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

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### 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.

### Entrance Hall

UPVC entrance door & double glazed window to the front aspect, laminate flooring, radiator, consumer unit, loft access, space for storing coats & shoes and doors open to all internal rooms.

### Sitting Room

4.08 x 3.85

Laminate flooring, UPVC double glazed window to the front aspect and a radiator.

### Kitchen/ Diner

4.08 x 3.30

Laminate flooring, x3 dual aspect UPVC double glazed windows, radiator, built-in storage cupboard, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with hot & cold taps, built-in oven, gas hob & stainless steel extractor fan, gas combi boiler, space for a washing machine & fridge-freezer and a UPVC door opens out to the rear garden.

### Bedroom 1

2.56 x 2.36 & 3.89 max x 2.6 max

A spacious bedroom extended with an open-plan bedroom & dressing room area. Comprises fitted carpet, x2 dual aspect UPVC double glazed windows and x2 radiators.

### Bedroom 2

2.67 x 2.65 & 3.67 max x 1.8 max

Door opens to the dressing room area with fitted carpet, UPVC double glazed window to the rear aspect and a radiator. The bedroom then continues through an opening to the main bedroom area with fitted carpet, dual aspect UPVC double glazed windows (one a feature circular window) and a radiator.

### Bedroom 3

3.89 x 2.51

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in wardrobes with double doors.

### Bathroom

1.87 x 1.64

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, extractor fan, toilet, wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap, an electric shower set above and tile splash backs.

### Outside

A spacious wrap-around lawn enclosed by a fence. A paved pathway leads to the main entrance door.

The rear garden features a well-maintained lawn, a generous patio area ideal for outdoor dining, and a brick-built garage. The space is fully enclosed by a brick wall and panel fencing, offering both privacy and security.

### 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.

