

**Aldreds**  
Estate Agents



7 Wash Lane

Kessingland, Lowestoft, NR33 7QZ

Asking Price £450,000



## 7 Wash Lane

Kessingland, Lowestoft, NR33 7QZ

Aldreds are delighted to offer this substantial four-bedroom detached residence, situated in a highly desirable location in Kessingland, within easy walking distance of local amenities and the beach. This outstanding home occupies a generous plot, boasting an impressive frontage with a long driveway leading to the property. To the rear, there is a substantial south-west facing garden, predominantly laid to lawn — ideal for families and outdoor entertaining. The spacious accommodation comprises a wide entrance hall, ground floor W.C., generous lounge, fitted kitchen with separate utility room, formal dining room, and a useful ground floor bedroom offering flexibility for guests, home working, or multi-generational living. To the first floor, a central galleried landing provides access to three well-proportioned bedrooms and a family bathroom. Further benefits include gas-fired central heating via a recently installed boiler and uPVC double-glazed windows throughout. Executive homes offering such generous gardens and frontage rarely come to the market in this sought-after Kessingland location. Early viewing is strongly recommended to fully appreciate the accommodation and setting on offer.

### Wide Entrance Hall

Fitted carpet, feature galleried staircase leading off to the first floor, full length cloak cupboard, full length storage cupboard, under stair storage recess & cupboard, power points, coved ceiling, radiator.

### Cloakroom

Cloak room suite comprising of a low level W.C., wall mounted sink with tiled splash backs, radiator, Upvc window.

### Lounge

16'5" x 18'0" (5.02 x 5.49)

Fitted carpet, coved ceiling, triple aspect Upvc windows including double patio doors leading out to the rear garden, central brick fireplace with open fire, radiator, power points, T.V point.

### Kitchen

10'1" x 10'9" (3.08 x 3.29)

Tiled effect vinyl flooring, range of fitted kitchen units, extended work surfaces, integral electric oven, four burner gas hob, stainless steel extraction cooker hood, stainless steel sink with single drainer, recess and plumbing for dishwasher, tiled splash backs, power points, Upvc window, radiator, double length pantry cupboard.

### Utility Room

Tiled effect vinyl flooring, fitted wall and base units, stainless steel sink with single drainer, recess for white goods including plumbing for washing machine, sealed unit double glazed door leading out to the side garden, double full length airing cupboard housing the modern energy efficient gas boiler,

### Dining Room

14'10" x 9'4" (4.54 x 2.87)

Fitted carpet, coved ceiling, double aspect Upvc windows including sliding patio doors leading out to the rear garden, power points, radiator.





#### Bedroom 4

10'3" x 9'4" (3.14 x 2.87)

Fitted carpet, coved ceiling, Upvc window, radiator, power points.

#### First Floor

Wide galleried landing with fitted carpet, Upvc window, radiator.

#### Bedroom 1

12'9" x 16'0" (3.9 x 4.9)

Fitted carpet, coved ceiling, double aspect Upvc windows, radiator, power points, full range of triple full length fitted wardrobes.

#### Bedroom 2

10'7" x 13'1" (3.24 x 4.01)

Fitted carpet, coved ceiling, double aspect Upvc windows, telephone point, power points, T.V point.

#### Bedroom 3

10'4" x 7'7" (3.16 x 2.32)

Fitted carpet, coved ceiling Upvc window, power points, radiator.

#### Family Bathroom

Fitted bathroom flooring, white bathroom suite comprising of a panel bath with shower over, pedestal sink, low level W.C, radiator with towel rail, Upvc window, full length airing cupboard.

#### Outside To The Front

There is a long front driveway leading down to the property which is laid to stone providing ample off road parking for a variety of vehicles. There is also a detached double brick built garage and office with a pit, power points and up and over door. The front garden area has been deliberately left as a wild area for flora and fauna.

#### Outside To The Rear

There is a substantial south west facing lawned garden with a very private rear and side aspect, full range of specimen flowers and shrubs, patio seating area providing ample space for bistro style dining, range of mature trees, fish pond and central pergola which is all enclosed by high shrubs and fencing with side access leading to the front driveway and garage. The garage is equipped with a pit. The vendors have informed us that the garden attracts lots of birds and wildlife.

#### Tenure

Freehold

#### Services

Mains water, electricity, gas & drainage.

#### Council Tax

Band 'D'

Ref: L2560/03/26



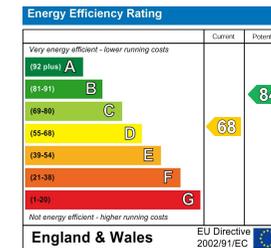
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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