

Aldreds
Estate Agents

89 Field Lane

Kessingland, Lowestoft, NR33 7PY

Asking Price £150,000



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Aldreds are delighted to offer this well presented three bedroom bay fronted house, situated in a highly desirable location in Kessingland, just a short walk from the beach and the village's local amenities. This attractive family home offers spacious and versatile accommodation comprising an entrance hall, lounge, separate dining room, kitchen, lean-to/laundry area, and a ground floor bathroom. On the first floor, a central landing provides access to three double bedrooms. Outside, the property benefits from a driveway to the front providing off road parking for a small car, while to the rear there is a substantial lawned garden with a spacious patio seating area, ideal for outdoor entertaining and family enjoyment.

Additional features include gas fired central heating, predominantly uPVC double glazed windows, and the retention of several original cast iron fireplaces, adding character and charm. Offered with no onward chain and priced realistically to encourage an early sale, viewing is highly recommended to fully appreciate all that this excellent home has to offer.

Entrance Hall

Laminate flooring, stairs leading to first floor, uPVC entrance door, power points.

Lounge

9'10" x 13'2" (3.01 x 4.02)

Laminate flooring, walk-in uPVC bay window, radiator, power points, tv point, central feature fireplace with tiled inset, wide opening leading to:-

Dining Room

11'8" x 10'0" (3.56 x 3.05)

Laminate flooring, power points, radiator, tv point, full length understairs storage cupboard, sash window.

Kitchen

10'0" x 8'0" (3.06 x 2.46)

Laminate flooring, a range of fitted kitchen units with extended work surfaces, stainless steel sink, tiled splashbacks, power points, sash window, glazed door leading to:-

Lean To/Laundry Room

4'7" x 10'2" (1.4 x 3.1)

Power points, uPVC door leading out to the rear garden.





Bathroom

Ceramic tiled flooring, a white bath and shower suite comprising of a shower set over a panel bath enclosed by folding glass screen, pedestal sink, low level WC, extractor fan, inset spotlighting, uPVC window.

Central Galleried Landing

Fitted carpet, power points, full length storage cupboard, loft access, three bedrooms leading separately off.

Bedroom 1

11'10" x 12'8" (3.62 x 3.88)

Fitted carpet, cast iron fireplace, radiator, power points, uPVC window.

Bedroom 2

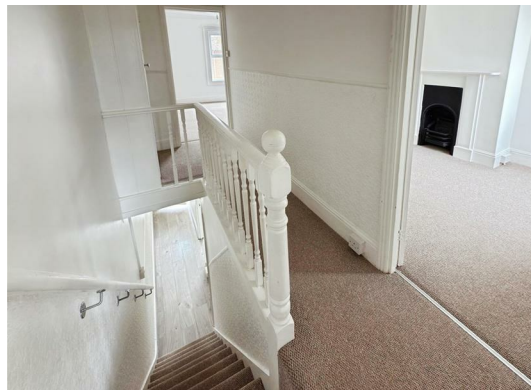
8'1" x 11'3" (2.48 x 3.45)

Fitted carpet, cast iron fireplace, radiator, power points, uPVC window, built in storage cupboard/wardrobe.

Bedroom 3

10'1" x 7'11" (3.09 x 2.43)

Fitted carpet, power points, radiator, uPVC window.



Outside

To the front of the property is an open plan front garden which would provide space for a small car if required, footpath leading to front door. Outside to the rear there is a spacious lawned garden with a large patio seating area, outbuilding for storage, all enclosed by high timber fencing with a very private rear and side aspect.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

Band 'A'

Ref: L2629/06/26



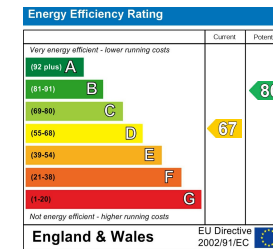
Floor Plan



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.

Disclaimer

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