

Tenure:  
Council Tax Band: A  
EPC Rating:  
Local Authority: East Suffolk Council

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

£800 Per  
Per Calendar Month



## Kipling Close Kessingland, NR33 7NZ

- Chain free home
- 2 separate bedrooms both with built-in storage
- Fully enclosed courtyard garden
- Ready to put your own stamp on
- Sought after cul-de-sac in Kessingland
- Moments from the gorgeous Kessingland beach
- Master bedroom with adjoining balcony
- Open-plan living spaces
- UPVC double glazing
- Allocated off road parking space



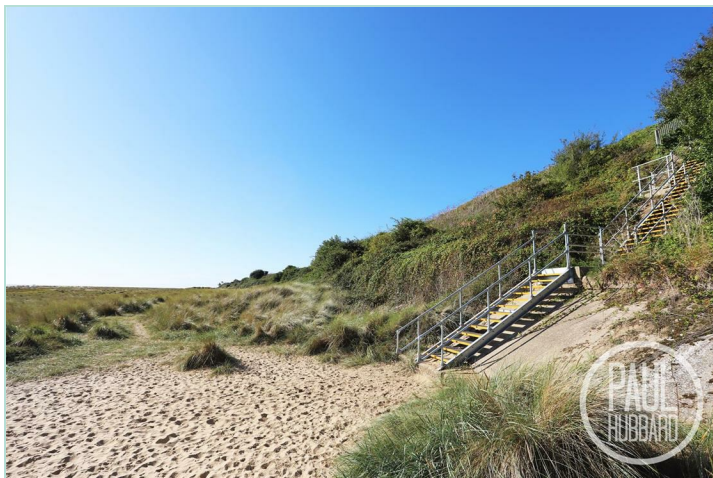
Paul Hubbard Estate Agents  
178-180 London Road South  
Lowestoft  
Suffolk  
NR33 0BB

Contact Us  
www.paulhubbardonline.com  
01502 531218  
info@paulhubbardonline.com

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

e - info@paulhubbardonline.com

t - 01502 531218



### 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.

### Garden Room

4.37 max x 1.74 max

UPVC entrance door to the front aspect, tile flooring, UPVC double glazed windows and an aluminium sliding door opens into the lounge/ diner.

### Lounge/ Diner

4.57 x 4.35

Fitted carpet, storage heater, stairs leading to the first floor landing, circular internal window and an opening leads into the kitchen.

### Kitchen

4.35 x 1.83

Tile flooring, x2 UPVC double glazed windows to the rear aspect, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, electric hob & extractor fan and space for a fridge-freezer, washing machine & slimline dishwasher.

### Stairs leading to the First Floor Landing

Fitted carpet, airing cupboard and doors opening to bedrooms 1-2 & the bathroom.

### Bedroom 1

3.37 x 2.69

Fitted carpet, storage heater, built-in storage cupboard and UPVC French doors open to the balcony.

### Balcony

3.37 x 1.03

The ideal place for morning coffee or evening relaxation, or to let fresh air flow into the bedroom, with classic wrought iron balustrades adding character.

### Bedroom 2

3.06 x 2.48

Tile flooring, storage heater, built-in wardrobe with double doors and a UPVC double glazed window to the rear aspect.

### Bathroom

2.04 x 1.76

Tiled floor & walls, heated towel rail, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and an electric shower set above.

### Outside

Gated access opens into a charming brick weave courtyard garden, fully enclosed by a brick wall for privacy. The space features a planting bed, a storage unit, and direct access to the main entrance door, which opens into the garden room.

An off road parking space is provided and another shared with the neighbour for guests.

### Agent Note

A yearly service charge of between £600-700 is due around September.

### 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.

