



High Street, Kessingland - NR33 7QQ

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HYBRID ESTATE AGENTS



High Street

Kessingland, Lowestoft

Situated just a few moments from a full range of local amenities and the golden sands of KESSINGLAND BEACH this END-OF-TERRACE home blends both MODERN COMFORTS and CHARACTERFUL CHARM into one welcoming home. The ground floor offers EXPOSED WOODEN FLOORING giving it the true cosy feel expected in a COTTAGE STYLE HOME with both a separate SITTING and DINING ROOM on offer on the ground floor, separated by stairs to the first floor where both DOUBLE BEDROOMS can be found. To the very rear of the home, the owners have recently installed a MODERN KITCHEN and SHOWER ROOM to give a tasteful feel that stays within keeping of the homes character. The rear garden is FULLY ENCLOSED with both patio and lawn space making the ideal space to enjoy the warmer months.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End-Of-Terrace House
- Vendors Found!
- Separate Sitting & Dining Rooms
- Newly Updated Modern Kitchen & Shower Room
- Two Double Bedrooms
- Generous & Fully Enclosed Rear Garden
- Short Walk To All Amenities
- Moments From Kessingland Golden Sands & Beach

Kessingland is a large village just four miles south of Lowestoft. Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone.

Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

SETTING THE SCENE

The property is found set back from the street and separated by a low level brick wall with iron swinging gates, whilst an alleyway leads down the right hand side of the home through a gated entrance towards the rear garden.



THE GRAND TOUR

Once inside, a porch entrance is the first place to greet you, giving the ideal place to slip off coats and shoes before heading indoors through one of the many original exposed wooden doors. Through from here, all solid wooden flooring adorns the floor with an open floor space suited to a sitting room suite with large gas fired radiator adorned on the wall and uPVC double glazed window to the front of the room. An original cast iron fireplace sits within the chimney breast in the centre of the room, an aesthetic which is mirrored in the dining room which sits behind the set of stairs for the first floor. Again laid with all solid wooden flooring, the space creates the potential for a formal dining room suite with storage to be had either side of the chimney breast and further under the stair storage coming through a door to the right hand side.

At the rear of the home, the owners have at great expense fully modernized the living space where a newly installed kitchen offers both wall and base mounted storage units with an integrated oven and hob featuring extraction above partnered with tile splashbacks. Heading through from here again and through a small secondary lobby at the rear of the property, further improvements can be found in the form of a full modernized shower room, again completed with floor to ceiling tile surround, the space features a wall mounted radiator, vanity storage and a modern shower unit.

The first floor landing splits in each direction to allow access into each of the bedrooms with the slightly smaller of the double bedrooms coming towards the very rear of the property where a built in wardrobe currently houses the gas central heating boiler. At the very front of the home a well portion double bedroom leaves more than enough space for a double bed with further storage solutions with a built in storage space coming to the right hand side of the chimney breast.

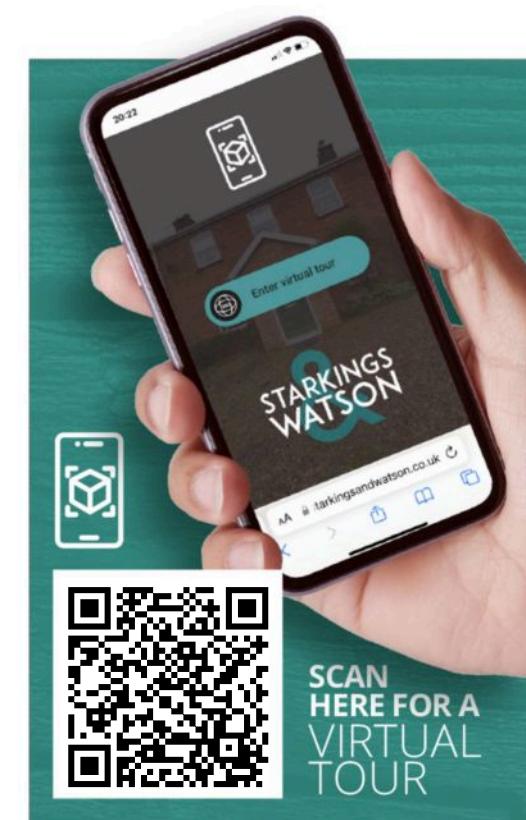
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

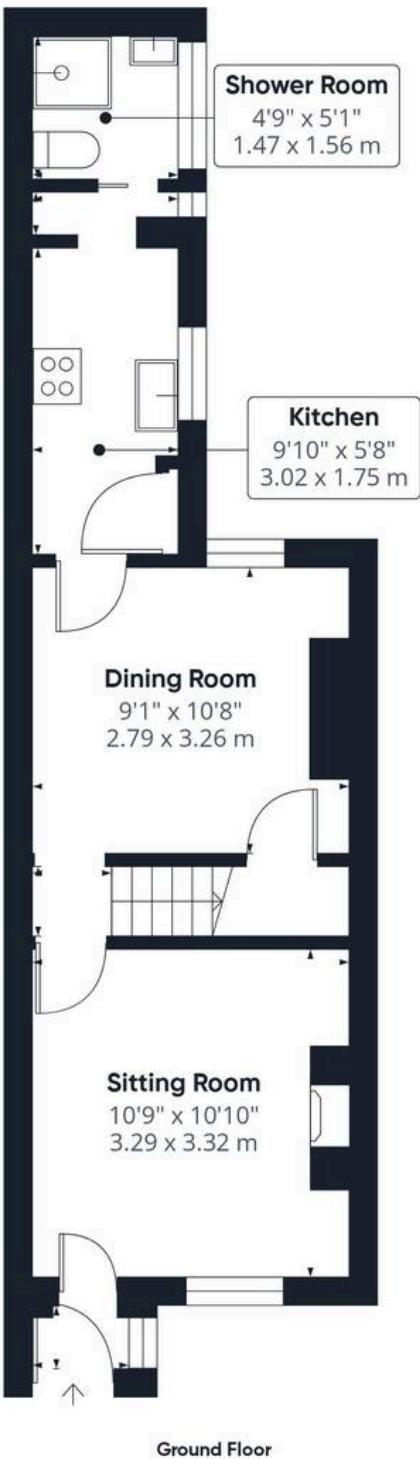






THE GREAT OUTDOORS

The garden is fully enclosed with timber panel fencing where initially a flagstone patio space creates the ideal area for garden furniture to be enjoyed in the warmer months with more space reaching up beyond to a secondary patio seating area at the very rear of the garden where currently a timber shed can be found with colourful planting borders halfway down the garden.



Approximate total area⁽¹⁾

548 ft²

50.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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