

£350,000  
Asking Price



## Market Place Square

Kessingland, NR33 7TN

- Executive detached family home
- Off road parking & garage
- 3 separate bedrooms
- Beautifully presented throughout
- Underfloor heating on the ground floor
- Air source heat pump
- UPVC triple glazed windows
- Privately owned solar panels
- Close to local amenities, shops & schools
- Close proximity to the gorgeous Kessingland beach

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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

Composite entrance door to the front aspect, Karndean flooring, underfloor heating, space for storing coats & shoes, stairs leading to the first floor landing and an opening leads through to the open-plan living space.

## Open Plan Living Space

7.63 max x 4.41 max

Karndean flooring, underfloor heating, spotlights, dual aspect UPVC double glazed windows, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, breakfast bar with space for stools, feature pendant lighting, integrated fridge & dishwasher, built-in oven, induction hob, extractor fan, multi-fuel burner, UPVC French doors opening to the rear garden and a door opens into the rear lobby.

## Rear Lobby

Karndean flooring, underfloor heating, spotlights and doors opening to the utility room, cloakroom & out to the rear garden.

## Cloakroom

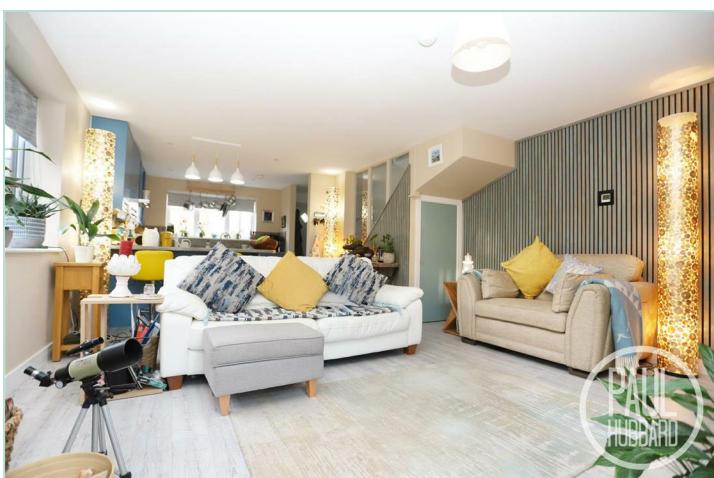
1.81 x 0.85

Karndean flooring, underfloor heating, UPVC double glazed obscure window to the rear aspect, toilet with hidden cistern, wash basin set into a vanity unit with mixer tap and aqua board splash backs.

## Utility Room

2.84 x 2.60

Karndean flooring, underfloor heating, UPVC double glazed obscure window to the rear aspect, spotlights, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, extractor fan, integrated fridge-freezer, washing machine & tumble dryer and a door opens into the garage.





### Stairs leading to the First Floor Landing

Carpeted stairs leading to Karndean flooring, radiator and doors opening to bedrooms 1-3, a built-in storage cupboard & the family bathroom.

### Bedroom 1

3.92 x 3.50

Karndean flooring, UPVC double glazed window to the rear aspect, radiator, fitted wardrobes and a door opens to the en-suite shower room.

### En-suite Shower Room

2.07 x 1.65

Karndean flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, spotlights, extractor fan, toilet with hidden cistern, wash basin set into a vanity unit with a mixer tap, walk-in mains fed shower with a glass separator and aqua board wall panels.

### Bedroom 2

3.61 x 3.09

Karndean flooring, UPVC double glazed window to the front aspect, radiator, built-in storage cupboard and fitted wardrobes.

### Bedroom 3

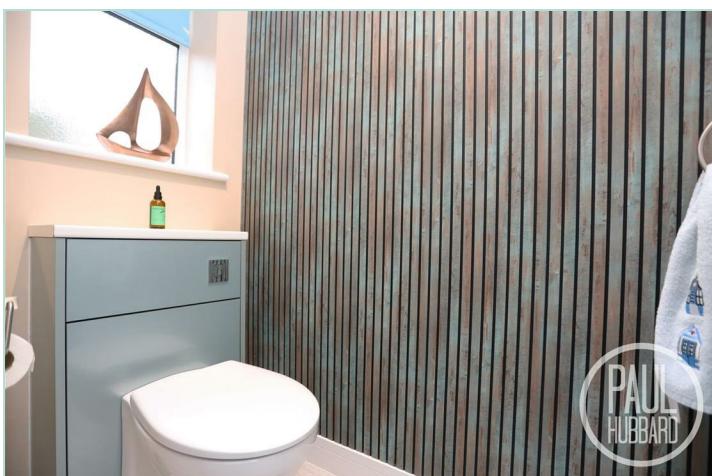
3.81 max x 3.53 max

Karndean flooring, UPVC double glazed window to the front aspect, radiator and fitted wardrobes.

### Bathroom

2.69 x 1.89

Karndean flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, spotlights, extractor fan, aqua board wall panels, toilet with hidden cistern, wash basin set into a vanity unit with a mixer tap, panelled corner bathtub with a mixer tap & a hand-held shower attachment.





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## Outside

To the front of the property there is off-road parking for one vehicle positioned directly in front of the garage, complemented by an additional allocated parking space located opposite. The main entrance door is situated at the front of the house and is enhanced by raised planters, adding an attractive decorative feature. Gated side access provides convenient entry to the rear garden.



The rear garden is thoughtfully designed for both relaxation and entertaining. A patio area sits beneath a timber-framed pergola with a roof, creating an ideal space for a table and chairs. The garden benefits from outdoor sockets and lighting, an artificial lawn for low-maintenance enjoyment, and well-stocked borders featuring plants and shrubs. Additional features include a pond, a decorative patio area ideal for displaying potted plants, and a dedicated space perfectly suited for a barbecue or outdoor dining. The garden is fully enclosed by panel fencing, with gated access completing this private and versatile outdoor space.

## Garage

7.86 x 2.92

The integral garage offers generous space suitable for multiple vehicles or ample storage. It is equipped with an electric roller door to the front, an EV charging point, consumer unit, and benefits from both power and lighting.



## 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.

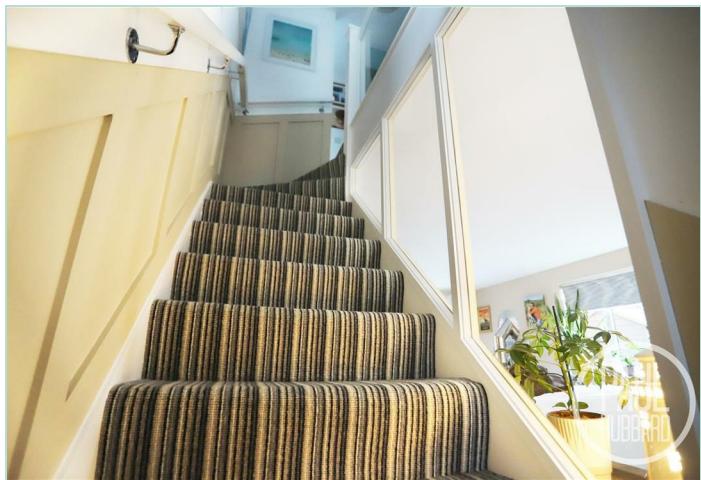




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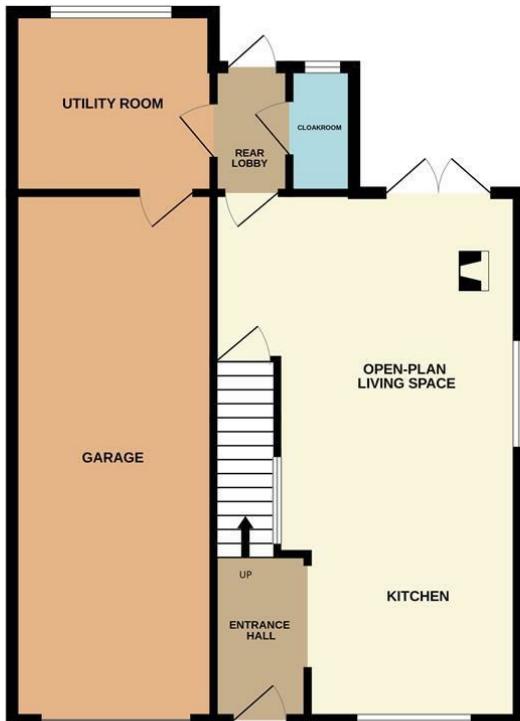
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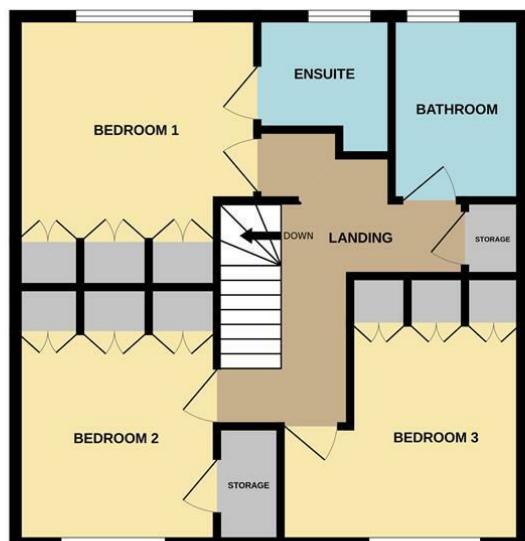
Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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