



Field Lane, Kessingland - NR33 7QA

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HYBRID ESTATE AGENTS



Field Lane

Kessingland, Lowestoft

VENDOR FOUND! Situated within the heart of this well connected coastal village offering public transport links and all local amenities sits a well presented SEMI-DETACHED HOUSE offering BRIGHT LIVING SPACES with modern functionality in abundance. The current owners have taken great care creating an inviting décor throughout with a slight remodel of the ground floor to now give the home a ground floor WC. The main living space comes in the form of an 18' DUAL ASPECT sitting and dining room with access coming to the FULLY MODERNISED KITCHEN boasting INTEGRATED APPLIANCES and plinth lighting. The first floor landing leads in to each of the THREE BEDROOMS within the home as well as a THREE PIECE FAMILY BATHROOM. Externally, the home offers a SOUTH FACING GARDEN kept in an attractive yet LOW-MAINTENANCE condition while a NEWLY INSTALLED PERGOLA creates the ideal space to sit and enjoy the summer. Within the garden is a BESPOKE GARDEN LODGE/CABIN giving possibilities to be used as a home office, entertainment space or home gym.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Vendor Found Chain Free Property!
- Fully Modernised Semi-Detached Home
- 18' Dual Aspect Sitting/Dining Room
- Fully Modernised Kitchen With Integrated Appliances
- Remodelled Ground Floor Giving a New WC
- Three Bedrooms
- South Facing Rear Garden With Bespoke Garden Lodge/Cabin
- Off Road Parking & Garage En-Block

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 can be found set back from the street where a large lawn frontage separates the property from the public footpaths with timber swinging gates allowing access into the rear garden. Parking can be found to the rear of the home with access coming to the right of the adjoining property to a brick garage and parking space.

THE GRAND TOUR

Once inside, a porch style entrance gives the ideal space to slip off coats and shoes before heading into the remainder of the home with the space also benefiting from a wall mounted central heating radiator. A secondary lobby then opens up to reveal the stairs for the first floor on the left hand side with a two piece being added by the current owners courtesy of a recent remodel. Aside of this in the form of 18' dual aspect sitting dining room - the flooring is laid with all hard wearing wooden effect flooring backing onto the rear garden through a set of glass panelled uPVC double glazed doors. Courtesy of its dual facing aspect, the space basks in natural light with large open floor space conducive to potential choice of lay out of soft furnishings. The kitchen sits just off from this again fully modernized by the current owners to offer a wide array of wall and base mounted cabinetry to include integrated appliances such as an oven and hob with extraction above and fridge freezer alongside plinth lighting. Within the kitchen, a handy recessed space creates the ideal area for further white goods and appliances with two genetic sized storage cupboards and side access door.

The first floor split style access into each of the three bedrooms with a fully modernized three piece family bathroom suites including a rainfall shower head and glass screen mounted over the bath, vanity storage and tall heated towel rail. The larger of the bedroom sits just next to this enjoying the uninterrupted south facing views where a large open carpeted floor space leaves more than enough room for a large double bed and additional sections with a further bedroom equally sized on the front of the home made with all wooden effect flooring as one for bedroom sits again towards the front of the home. This space does currently have a double bed however it can also be perfectly suited as a nursery for expecting families or as a larger single bedroom.

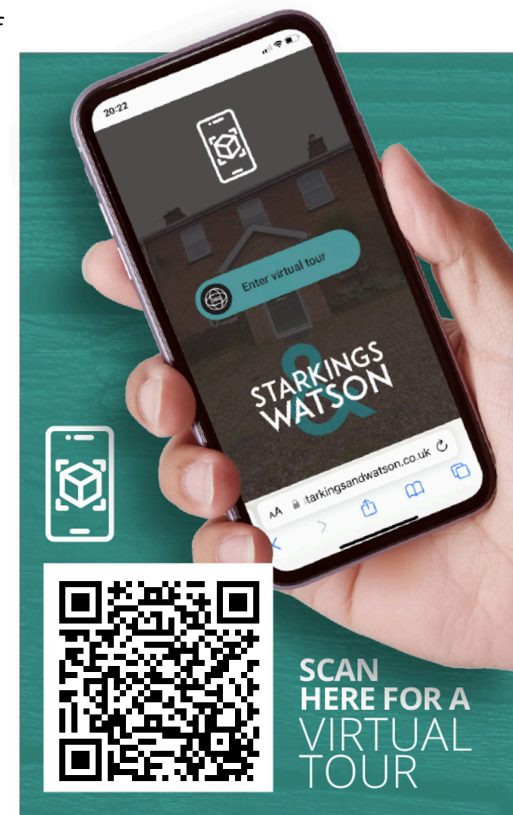
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VIRTUAL TOUR

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



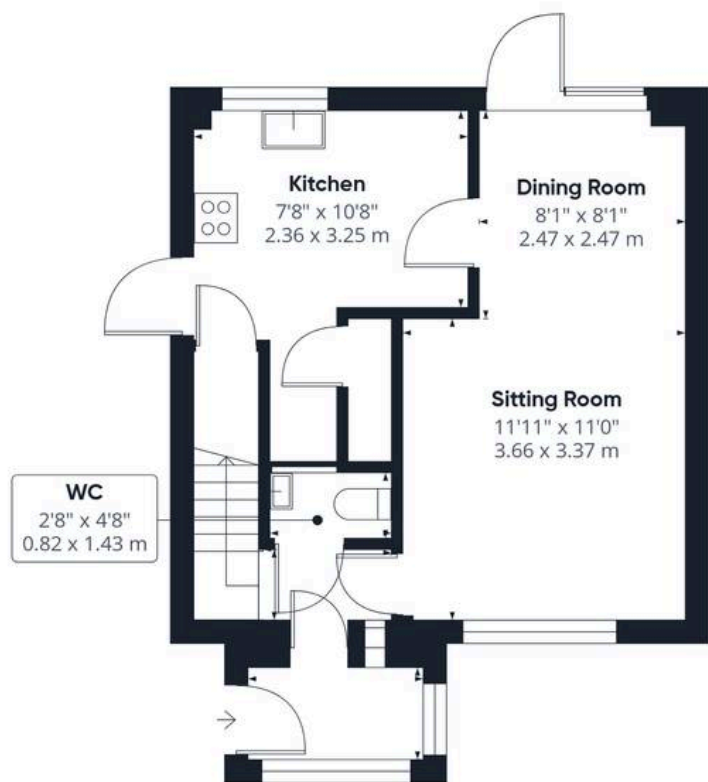




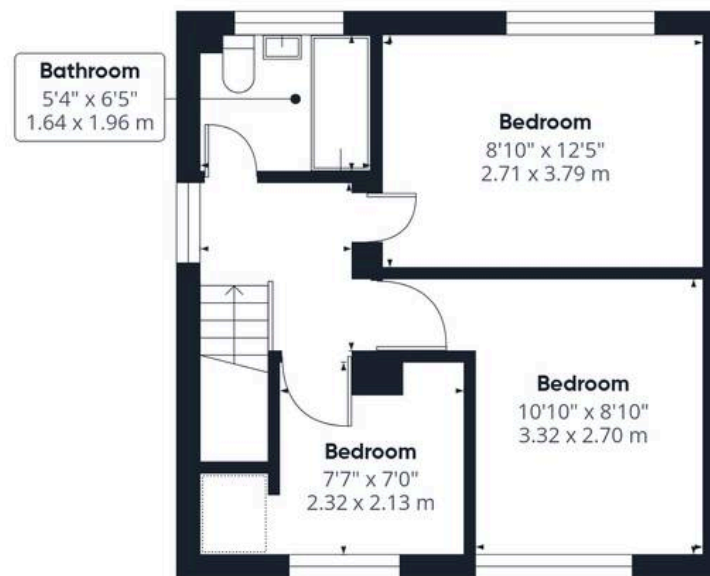
THE GREAT OUTDOORS

The rear garden is fully enclosed to both the side and the very rear with timber panel fencing aspect allows the space to be perfectly positioned to enjoy the warmer months. The current owners have fitted a raised wooden decked seating area with a newly fitted pergola to further enhance the enjoyment of the warm months whilst an artificial lawn space reaches out beyond this. Towards the very back of the garden a bespoke timber lodge offers its own heating power supply. The space is perfectly suited for those working from home wanting further entertainment space with extra storage to the right hand side.

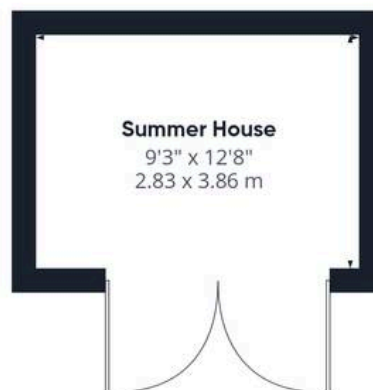




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

854 ft²

79.4 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.

GIRAFFE 360



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