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£240,000
Asking Price







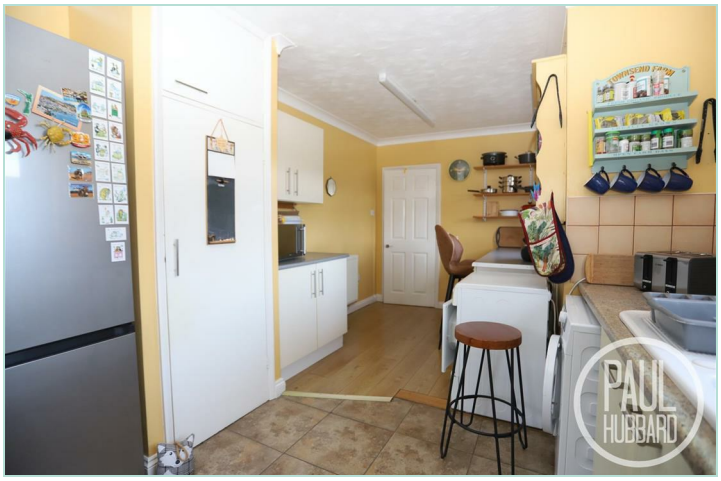
Wash Lane

Kessingland, NR33 7QY

- Detached bungalow
- 2 double bedrooms
- West facing rear garden
- Ample off road parking
- Garage
- Generously sized wrap around garden
- Moments from Kessingland beach
- Spacious kitchen/breakfast room
- Gas central heating with combi boiler
- Close to local shops, schools & amenities

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Location

Discover 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 range of shops, delightful cafés 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

A UPVC fitted entrance door to the front aspect, laminate flooring, radiator, loft hatch with ladder leads to a bordered loft space housing a gas combi boiler and doors opening to a storage cupboard housing the fuse board & all other internal rooms.

Kitchen/ breakfast room

5.69m max x 2.98m max

Laminate flooring & tile flooring, spotlights, x2 UPVC double glazed windows to the front aspect, radiator, units above & below, laminate work surfaces, inset composite sink & drainer, built in oven, electric hob, stainless steel extractor hood, tile splash back, space for appliances, a barn door with canopy opens to the rear garden, an internal door opens to a storage cupboard and an opening leads to the sitting room which has the opportunity to be converted back to a door.

Sitting room

4.86m x 3.54m

Laminate flooring, x2 UPVC double glazed windows to the rear aspect, UPVC French doors open to the rear garden, x2 radiators, feature fireplace with gas connection an opening leads to the kitchen/breakfast room and a door to the hallway.

Bedroom 1

3.59m x 3.19m

Laminate flooring, UPVC double glazed window to the front aspect, radiator and a built in triple wardrobe.









Bedroom 2

3.20m x 3.02m

Laminate flooring, UPVC double glazed window to the rear aspect, radiator and a built in double wardrobe.

Shower room

2.08m x 1.69m

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, part tiled walls, extractor fan, suite comprises of a toilet with a concealed cistern, a wash basin with a mixer tap set into a vanity unit and an electric shower set into a corner enclosure.

Outside

The front garden is partially enclosed by a panel fence surround and features a laid lawn, off-road parking with a shingle driveway, gated access to the rear, decorative flower beds and a slope leading up to the entrance door.

The west facing rear garden wraps around the property and includes a detached brick-built garage with light and power, a patio area perfect for a table & chairs if desired, laid lawn, a greenhouse and a timber storage shed, all of which is fully enclosed by a panel fence surround.

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.

Anti-Money Laundering

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.

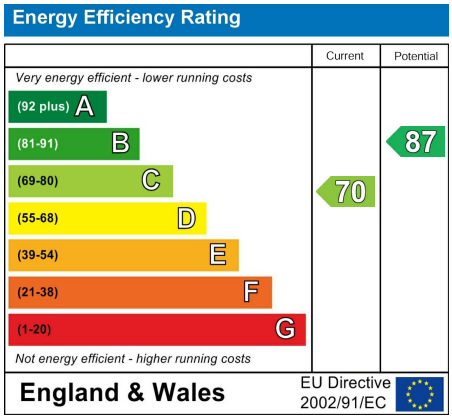

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Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council





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