

CHURCH ROAD

# Kessingland, Lowestoft NR33 7TQ

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a dark interface with a house icon, a button that says "Enter virtual tour", and the company logo. Below the phone is a QR code and the text "SCAN HERE FOR A VIRTUAL TOUR".

20:22

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# STARKINGS & WATSON

- Sublime Detached Single Storey Home
- Complete Renovation
- Open Plan Main Reception
- Modern High Spec Kitchen, Pantry & Utility
- Three Double Bedrooms With Impressive Master
- One Bed Annexe & Summer House
- Beautifully Landscaped Gardens
- 0.5 Acre plot (stms) with Development/Business Potential

#### IN SUMMARY

Offering In EXCESS OF 2300 SQ FT (stms) and sat within a WONDERFUL 0.5 ACRE PLOT (stms), this HIGHLY IMPRESSIVE and BEAUTIFULLY DEVELOPED SINGLE STOREY HOME is dressed to impress and ready to be moved straight into! The property has over the past few years been COMPLETELY RENOVATED and EXTENDED by the current vendors and finished to a high specification with underfloor heating in part and offers THREE GENEROUS BEDROOMS with the master having a DRESSING ROOM and EN-SUITE, a VAST OPEN PLAN main reception space and kitchen flooded with LIGHT, utility area, study, family bathroom and W/C within the main property. Within the garden there is a well finished ONE BEDROOM SELF CONTAINED ANNEXE and separate GARDEN ROOM. The gardens are equally well presented, fully landscaped with a MEDITERRANEAN FEEL. Beyond the main gardens is a large shingled area screened from the property which has HUGE POTENTIAL for either business use or further development (stp).

#### SETTING THE SCENE

Approached via a generous shingled driveway providing ample off-road parking to the front with two access points. There is then a step leading up to the covered main entrance door to the front as well as low level brick wall enclosing the frontage with double gates to the side leading to the secure side driveway running all the way to the rear of the plot.

#### THE GRAND TOUR

Entering the main entrance door to the front which is partially covered, you will find the central hallway with a lovely wood effect flooring and loft access. To the front of the property you will find two ample double bedrooms with traditional bay frontage and plenty of space for furnishings. The family bathroom can be found also in this section, nicely tiled with a three piece suite and rainfall shower over the bath. The main bedroom offers direct double door access to the private courtyard garden as well as a large walk in wardrobes with built in wardrobes and an impressive en-suite comprising four piece suite with separate bath and double shower with rainfall shower. Heading back to the main hallway there is then a second hallway providing access to the rear section. Offering double doors onto the private courtyard as well as access to the utility room and open plan main reception. The utility offers a range of high gloss units, worktops over, space for white goods and a wine fridge. There is also side access onto the driveway. Heading into the main kitchen/reception space, this room measures a total of 33' at its largest and is flooded with natural light, overlooking the wonderful rear garden. The kitchen offers a large island/breakfast bar with ample cupboard storage, modern gloss units and worktops over. There are a number of integrated appliances with fridge/freezer, dishwasher, double oven and microwave as well as gas hob. In addition there is a great larder cupboard. The reception space offers plenty of space for dining and soft furnishings as well as being a great room for family gatherings. There are three access points onto the garden and courtyard including large bi-folds. Also accessed from the kitchen is a useful w/c and the purpose study room. Externally, you will find a self-contained one bedroom annexe offering the perfect space for teenagers or relatives alike. There is an open plan reception space with fitted kitchen as well as a double bedroom and shower room. In addition and adjacent to the annexe is a store room and garden room. Ideal spaces for a number of uses whether that be home offices, party rooms or just storage. They are both finished to a good specification with bi-folds from the garden room opening onto a pleasant paved terrace.



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### THE GREAT OUTDOORS

The magnificent west facing rear garden has been spectacularly landscaped by the current owners creating a garden with a distinct Mediterranean feel. Firstly you will find an enclosed courtyard secluded and hidden from the main garden accessed via the main bedroom and sitting room. The courtyard has been fully tiled and is a real sun trap offering the perfect spot for coffee in the mornings. The main garden can be found accessed via the bi-folding doors in the main sitting room. Initially there is a large paved terrace with steps up to a section of lawn with various raised planted borders. Beyond there are further lawns, shingled areas, a covered pergola area ideal for entertaining, a sunken firepit with seating and further paved terracing from the garden room with the addition of a brick built outdoor BBQ area. From the rear garden there is access to the garden room and separate annexe also. Beyond the main section of garden hidden behind fencing you will find the working end of the garden which would be ideal for someone wanting to run their own business from home. There is vast area of shingle ideal for storage as well as outbuildings and a double garage. The side driveway also leads directly to the far end of the garden providing its own access. For this reason there is an obvious building potential which would of course be subject to relevant planning permission.

### OUT & ABOUT

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.

### FIND US

Postcode : NR33 7TQ

What3Words : ///ducks.being.presides

### VIRTUAL TOUR

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

**Disclaimer:** 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.

Price:



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Ground Floor Building 1



Ground Floor Building 3



Ground Floor Building 2

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 2307.99 ft²  
 214.42 m²

