



## 7 Chipperfield Road, Kessingland

Offers In Excess Of £290,000 Freehold

Welcome to this detached family home, creating a comfortable and convenient living space for its occupants. Located in the coastal village of Kessingland, in close proximity to all local amenities and natural surroundings, with only a short walk to the beautiful beach. Its accommodation consists of a sitting room, open plan kitchen/diner, three bedrooms and a bathroom. Externally you will find a driveway, garage and enclosed rear garden.

Council Tax band: C

Tenure: Freehold

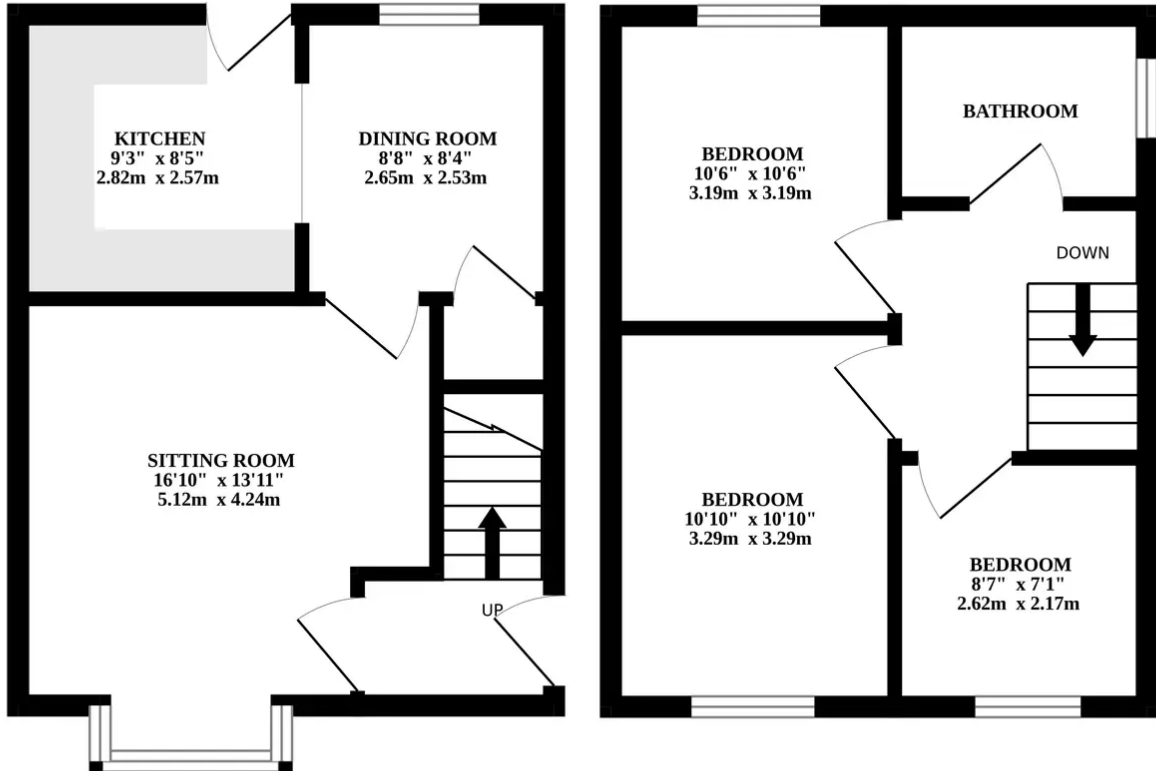
Kessingland is a wonderful village nestled along the serene Suffolk coastline. Its idyllic setting and growing beach is protected by the harmonious interplay of shingle and marram grass planted by the illustrious H. Rider Haggard, beckon visitors to indulge in the tranquility of the coastal wonders. A delightful stroll along the sandy shoreline leads you to the captivating Benacre National Nature Reserve, a haven for avid birdwatchers seeking the spectacle of migrating avian visitors during the spring and autumn seasons.

Kessingland provides all the essential amenities one could desire, from charming local shops and a welcoming post office to quaint tea rooms, delightful restaurants and Africa Alive Zoo. With convenient transport links to nearby towns like Lowestoft and Great Yarmouth, Kessingland offers the perfect fusion of seclusion and accessibility.



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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Upon arrival to this detached property is a driveway providing off-road parking for all family members and visitors. Whilst the garage offers additional parking or extra storage space. The front lawn is boarded by a range of plants and shrubbery.

Step inside where you are instantly greeted by a welcoming entrance hall. Located at the front of the property is a spacious sitting room where you can showcase comfortable furniture and decorative items.

The open plan kitchen/diner ensures effortless interaction when hosting or the busy family lifestyle. Well-equipped with units and appliances to be able to cook your favourite meals. Offering plenty of storage space and designated areas for your laundry goods. Transitioning into the dining area, perfect for family and friends gatherings.

Heading upstairs you will find three bedrooms, designed to offer you relaxation and privacy. The third bedroom can be versatile, with potential to be a study, dressing room or storage space. The bathroom comprises of a three piece suite, accommodating all family members and guests.

Towards the rear is a well maintained garden, mainly consisting of a laid to lawn and patio area, surrounded by a plants and hedging. Complemented by a wooden storage shed and greenhouse. Overall this garden is fully enclosed so you can enjoy in seclusion.

#### AGENTS NOTES

**We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.  
Heating system - Gas central heating.**

**Council Tax Band: C**

