



25 Hall Road, Kessingland

£230,000 Freehold

This delightful 2-bedroom semi-detached house, in a quiet cul-de-sac, offers an ideal opportunity for first-time buyers seeking a modern and stylish home. Boasting a contemporary feel throughout, this property presents the perfect canvas for those looking to customise and make their mark. Situated just a short walk from Kessingland Beach, this home offers both tranquillity and proximity to recreational opportunities by the sea.

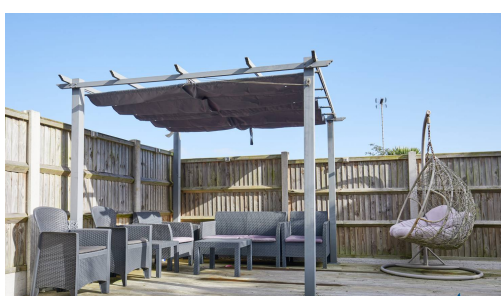
Location

Hall Road is located in the charming coastal village of Kessingland, nestled just south of Lowestoft in Suffolk. This peaceful setting offers the best of both worlds, with the expansive Kessingland Beach just a short walk away, perfect for seaside strolls and breathtaking views of the North Sea. The village itself boasts a welcoming community with essential amenities, including local shops, pubs, and restaurants, while being close to nature reserves and scenic walking paths. For families, nearby schools and recreational facilities add convenience, and easy access to the A12 ensures smooth connections to Lowestoft, Norwich, and further afield. The location provides a serene coastal lifestyle with the added benefit of nearby urban conveniences.



Hall Road

Upon entering through the porch into the entrance hall, you are greeted by a bright and welcoming space. To the right, the lounge/diner offers a comfortable area for relaxation and entertaining, while ahead, the stylish kitchen beckons with its modern design. The kitchen stands out with its white cupboards, wooden worktops, and sleek black appliances, creating a sophisticated and inviting atmosphere.



Upstairs, two spacious bedrooms await, along with the contemporary family bathroom. Recently modernised, the bathroom exudes luxury with its white suite, matte black grid screen, black vanity and toilet unit, and elegant marble-effect tiling. It provides a retreat to unwind and rejuvenate after a long day.

This property further benefits from new fencing and decking in the enclosed rear garden, offering a private outdoor space for relaxation and gatherings. The garden faces south, ensuring sunlight throughout the day and creating a peaceful ambience. Additionally, an outbuilding and a shed equipped with electricity provide convenient storage solutions.

With the potential to extend to the side of the property (subject to planning permission), there is an opportunity to increase the living space while still maintaining the generous garden area. The availability of off-road parking on the large driveway adds to the convenience of this property.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, gas and drainage.

Council Tax band: B

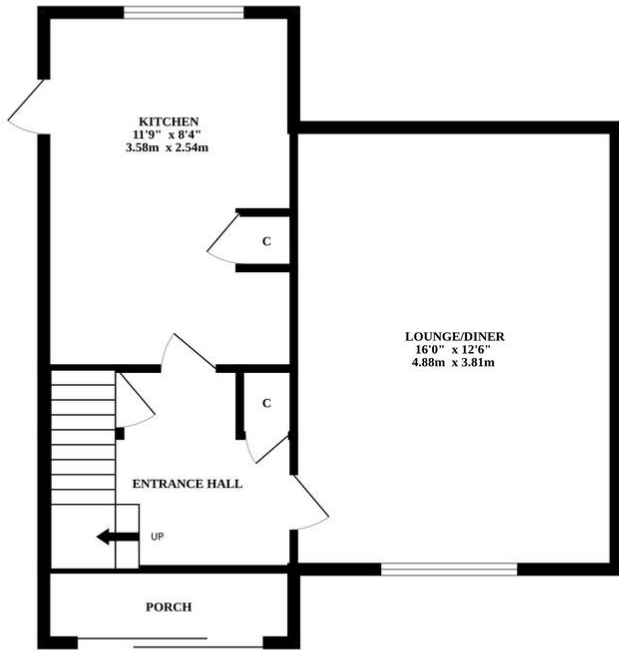
Tenure: Freehold

EPC Energy Efficiency Rating: D

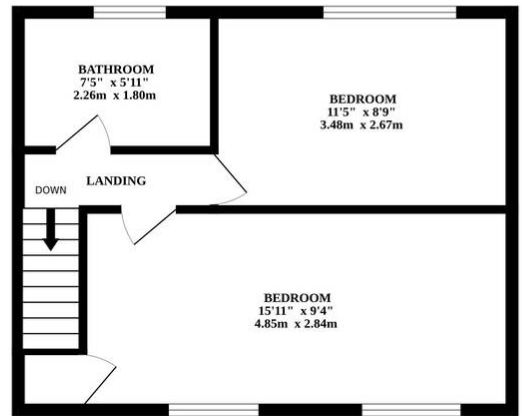
EPC Environmental Impact Rating: D



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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