



London Road, Kessingland Lowestoft NR33 7PN

welcome to

London Road, Kessingland Lowestoft

William H Brown are delighted to present this stunning Two Bedroom Semi Detached home in the gorgeous location of Kessingland. This home is located on London Road in the hugely popular Kessingland with ample amenities within close proximity, including the incredible Beach only a short journey away.



****STUNNING HOME WITH FIELD VIEWS**
William H Brown are delighted to present this stunning Two Bedroom Semi Detached home in the gorgeous location of Kessingland. This home is located on London Road in the hugely popular Kessingland with ample amenities within close proximity, including the incredible Kessingland Beach only a short journey away. This home has been decorated to the highest standard, with character and charm found throughout the property. Upon entering the property, a cosy lounge space can be found, decorated to fantastic standard. The lounge leads through to the show stopping kitchen diner, equipped with modern units and worktops as well as ample space for dining, creating the perfect room for entertaining family and friends. A downstairs WC and shower can be found just off of here too with walk in shower. The first floor of the home continues with beautifully decorated bedrooms. Both bedrooms one and two can be found off the landing and are of a superb size. A charming en-suite can also be found off of the master bedroom, with standalone bath and his and hers sink. This property also boasts outdoor space, with a courtyard leading to rear garden. This space has been landscaped, offering ample seating space with grass laid to lawn and timber shed to side. At the rear of the property, incredible field views can be found, ideal for outdoor relaxation. Please call 01502 585998 to book a viewing today and avoid disappointment!**

Accommodation

Ground Floor

Lounge

11' 11" x 10' 11" (3.63m x 3.33m)
Double glazed Composite door to Front aspect leading into the home, Double glazed window to Front aspect, Feature Fireplace, Built in storage, Radiator, Power points, Carpet flooring.

Kitchen/ Diner

21' 4" x 11' 9" (6.50m x 3.58m)
Double glazed door to Rear aspect, Double glazed window to Side aspect, Double glazed Skylights to Side aspect, Open plan social Kitchen/Diner area, Partially tiled walls, Modern Fitted Units and Work surfaces, Sink and drainer unit, Island with Integrated Induction Hob, Feature Fireplace, Two Radiators, Integral Eye Level Oven and Grill, Door to Shower Room, Plumbing for dishwasher, Space for American Fridge Freezer, Power points, Under floor heating, Tiled flooring.

Shower Room

Double glazed window to Side aspect, Partially tiled walls, WC, Wash hand basin with vanity unit, Built in airing cupboard, Walk in shower with rainfall shower head, Spotlights, Towel radiator, Tiled flooring.

First Floor

Landing

Double glazed window to Side aspect, Access to Bedrooms 1 and 2, Carpeted stairs and landing area.

Bedroom 1

12' 6" x 11' 4" (3.81m x 3.45m)
Double glazed window to Rear aspect, Double Bedroom, Built in storage cupboard/ wardrobe space, Door to En Suite, Radiator, Power points,

Carpet flooring.

En Suite

Double glazed Sash window to Rear aspect, WC, His and Her sinks, Spotlights, Towel radiator, Standalone bath tub with mixer taps, Tile effect flooring.

Bedroom 2

12' x 11' 6" (3.66m x 3.51m)
Double glazed window to Front, Double Bedroom, Built in wardrobes, Built in storage cupboard, Radiator, Power points, Carpet flooring.

Outside

Front Garden

Brick wall with gated access to pathway to Front door, Side access pathway to side and landscaped stone garden to side.

Rear Garden

Courtyard garden with gated access to landscaped Rear garden with laid lawn, Timber shed, Shrubbery to Side with decking to Rear offering field views.



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welcome to

London Road, Kessingland Lowestoft

- Two Bedroom Semi-Detached Home
- ** Field Views **
- Ready to Move Into and Tweak to Personal Taste
- Modern and Stylish Open Plan Kitchen/Diner
- En Suite Bedroom and Downstairs Shower Room
- Popular Suffolk Village Location
- Low Maintenance Courtyard Garden with Spacious Garden
- Feature Fireplaces Creating Charm and Cosy Atmosphere

Tenure: Freehold EPC Rating: E

offers in excess of

£230,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108772 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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