www.paulhubbardonline.com

£200,000
Asking Price







Kipling Close

Lowestoft, NR33 7NZ

- Well presented semi-detached bungalow
- Sought after Kessingland location
- A stones throw from the beach
- 2/3 Separate bedrooms
- Allocated off road parking space
- Recently renovated throughout
- Spacious open plan lounge/diner
- Well maintained rear garden
- Close to local amenities
- Master bedroom with ensuite

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Location - Kessingland

This property is nestled in 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 neighbourhood shops, amenities 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/Study

3.12m x 1.77m

Currently utilised as the property's main entrance and a home study, this versatile room has previously served as a third bedroom, with the rear access then used as the principal entrance to the property. The room benefits from a UPVC double glazed window and entrance door to the front aspect, vinyl flooring throughout, a radiator and an internal door leading into the main living area.

Lounge/Diner

5.96m max x 3.77m

A spacious open-plan reception area, featuring UPVC double-glazed windows to the rear aspect, including a newly fitted window positioned between the dining area and rear porch. The room benefits from vinyl flooring throughout, two radiators and doors providing access to the inner hallway, rear porch, kitchen and master bedroom.

Kitchen

3.13m x 2.67m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a radiator, opening to a built in storage area which houses a recently fitted gas boiler, units above and below, laminate work surfaces, integrated oven and grill, 4 ring induction hob with stainless steel extractor fan above, freestanding unit with stainless steel sink and space for appliances including a washing machine, dishwasher and fridge/freezer.

Bedroom 1

3.21m x 3.04m

UPVC double glazed window to the rear aspect, vinyl flooring throughout, a radiator and door opening to the ensuite.

Ensuite

3.05m x 0.84m

UPVC Double glazed window to the front aspect, non slip wet room flooring throughout, tile walls, toilet, pedestal hand wash basin, and a radiator.

Inner Hall

Vinyl flooring throughout and doors opening to the bathroom, bedroom 2 and built in storage cupboard.









Bathroom

1.75m x 1.65m

Newly fitted UPVC double glazed window to the rear aspect, painted concrete flooring throughout, a radiator, tile walls, pedestal hand wash basin and bath.

Bedroom 2

2.71m x 3.12m

UPVC double glazed window to the front aspect, vinyl flooring throughout, a radiator, loft hatch and double doors opening to a built in wardrobe.

Rear Porch

3.21m x 1.29m

UPVC double glazed sliding door to the rear aspect opening into the garden, painted concrete throughout and a radiator.

Outside

To the front of the property is a communal shingle parking area with a designated parking space. There is also a communal lawned area, with a concrete pathway leading to the main entrance door.

To the rear of the property is a well-maintained, fully enclosed lawned garden, bordered by a selection of mature ornamental trees and shrubs. The garden further benefits from a sizeable patio seating area and a timber gate providing access to the rear.

Agent Note

New owners will enter into a Deed of Maintenance with Kessingland Cottages Ltd, which at this time is approx. £702pa.

All of the properties on the Estate pay an equal share of water & sewerage charges which at this time approx. £180.00pa.

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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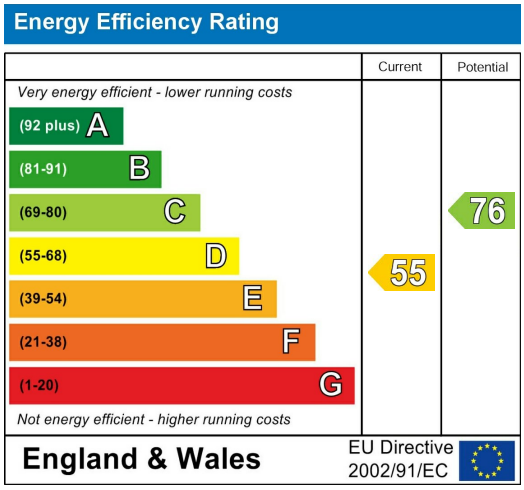




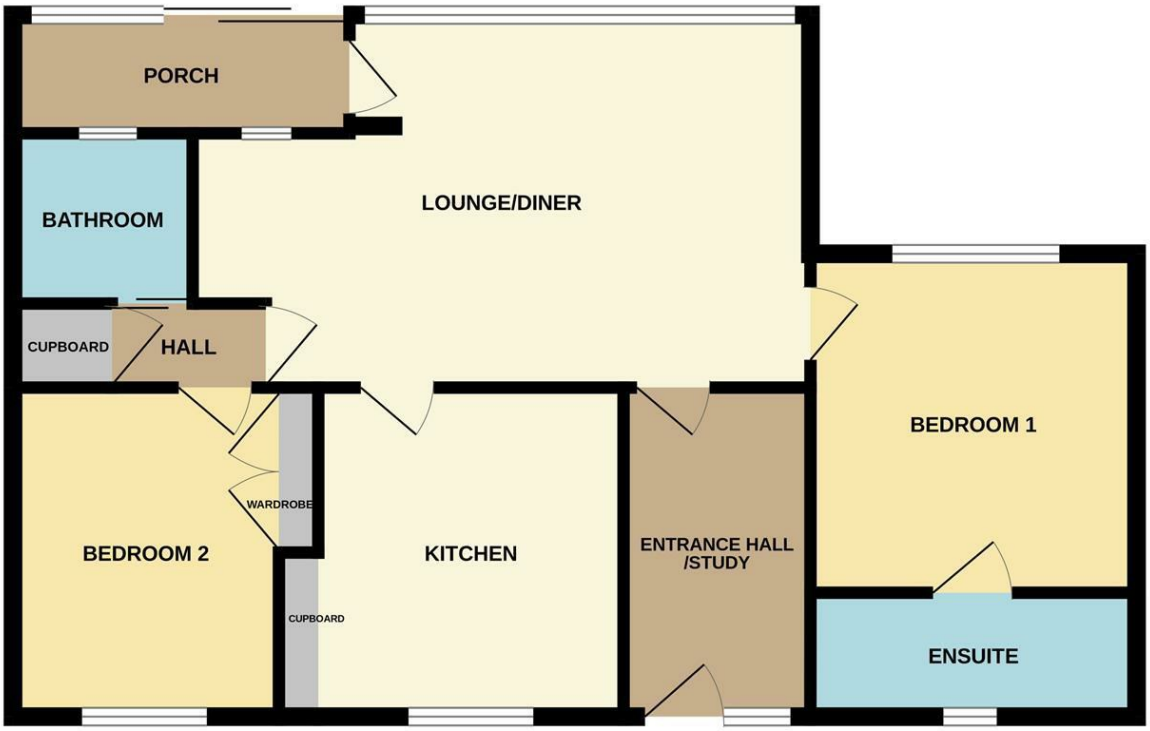




Tenure: Freehold
Council Tax Band: B
EPC Rating: D
Local Authority: East Suffolk Council



KIPLING CLOSE



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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