

£123,000
Asking Price



Rider Haggard Lane

Lowestoft, NR33 7NU

- Beautifully presented holiday home
- Welcoming entrance porch with utility space
- Three versatile bedrooms
- Spacious open-plan living area
- Modern fitted kitchen with integrated appliances
- Finished to a high standard throughout
- Chain free sale
- Prime beachside park location
- Communal parking with off-road parking available
- Close to local shops, amenities and the coastline

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**PAUL
HUBBARD**



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.



Porch/ Utility Room

3.20 x 1.31

UPVC entrance door & double glazed window to the front aspect, x2 timber framed windows to the rear aspect, wall mounted units, space for a washing machine, plus storage of coats shoes etc. and a door opens into the open-plan living space.

Open-Plan Living Space

5.94 max x 3.73 max

Laminate flooring, UPVC double glazed window plus a timber frame internal window to the front aspect, electric radiator, a dedicated lounge space open to the kitchen which features units above & below, laminate work surfaces, tile splash backs, built-in oven, ceramic hob, extractor hood, inset stainless steel sink & drainer with mixer tap, integrated fridge and doors opening to the bedrooms & internal hallway.



Bedroom 2

2.69 x 3.13

Fitted carpet, UPVC double glazed window to the rear aspect and double doors opening to a built-in wardrobe.

Bedroom 3/ Dining Room

3.13 x 1.74

Currently utilised as a dining room, but would also work perfectly as a single bedroom, featuring laminate flooring and UPVC French doors.



Hallway

Vinyl flooring, loft access and doors opening to the master bedroom, bathroom & the airing cupboard (housing the water cylinder).



Bedroom 1

3.13 x 2.69

Fitted carpet, UPVC double glazed window to the rear aspect and double doors opening to a built-in wardrobe.

Bathroom

1.75 max x 1.69 max

Tile flooring & part-tile walls, timber frame obscure internal window, wall mounted heater, toilet, pedestal wash basin with hot & cold taps, a panelled bath with hot & cold taps and an electric shower set above.

Outside

Set within a sought-after holiday park just moments from Kessingland Beach, this property enjoys a peaceful coastal setting with beautifully maintained communal grounds. The park offers generous parking facilities, landscaped lawn areas and attractive shrub borders, creating a welcoming and well-kept environment. With stunning sea views and the beach right on your doorstep, this is an ideal seaside retreat.







Tenure: Freehold
Council Tax Band: Exempt
EPC Rating: TBC
Local Authority: EXEMPT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

KESSINGLAND COTTAGES



Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here 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 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