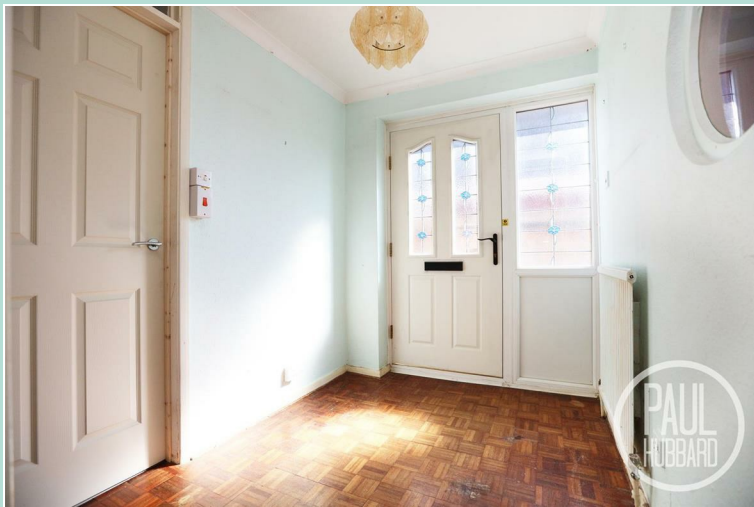


£200,000  
Offers In Excess Of



## Catchpole Close

Lowestoft, NR33 7TL

- CHAIN FREE
- Two bedroom detached house
- Driveway with ample off road parking and garage
- Private rear garden
- Opportunity to put your own stamp on it
- Ground floor wet room and first floor cloakroom
- Separate sitting room and dining room
- Close to local amenities and shops
- One not to miss!
- Situated in a desirable coastal village







### Location

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

UPVC double glazed entrance door and window to the side aspect, parquet flooring throughout, a radiator and doors opening to the sitting room, kitchen and wet room.

### Shower room

2.29m x 1.65m

UPVC double glazed obscure window to the rear aspect, vinyl flooring throughout, tiled walls, wall mounted wash basin, a toilet, radiator and a wet room shower.



### Kitchen

3.84m x 2.66m

UPVC double glazed window to the side aspect, tiled flooring throughout, tiled walls, units above and below, stainless steel sink with drainer, integrated oven with hob, spaces for a washing machine, dishwasher and fridge/freezer, UPVC double glazed door to the side aspect and an opening leads into the dining room.

### Dining room

4.49m x 2.73m

UPVC double glazed window to the rear aspect, concrete flooring throughout, radiator and French doors opening to the rear garden.



### Sitting room

6.31m x 4.40m

X2 UPVC double glazed windows to the front aspect, carpet flooring throughout, an internal window to the rear hall, X3 radiators, a brick feature and stairs leading to the first floor landing.

### Stairs leading to the first floor landing

Laminate flooring throughout, loft access and doors opening to the cloakroom and bedrooms 1-2.



### Bedroom 1

3.42m x 3.17m

UPVC double glazed window to the front aspect, carpet flooring throughout, a radiator and built in wardrobes.

### Bedroom 2

3.89m x 2.66m

UPVC double glazed window to the rear aspect, laminate flooring throughout and a radiator.

### Cloakroom

1.51m x 0.85m

UPVC double glazed window to the side aspect, laminate flooring throughout, tiled walls, a wall mounted wash basin and a toilet.

### Outside

To the front of the property, a neatly laid lawn is complemented by flower beds, plants, and shrubs. A pathway leads to the garage, with side access provided on both sides of the property for easy entry to the garden and garage.

To the rear, steps lead down to a concrete patio area, surrounded by flower beds, a pond, mature plants, trees, and shrubs. The garden also benefits from side access to the garage, a handy garden shed, and a private setting with a secure fence surround.

### Garage

With up and over door.

### Agent note

The solar panels installed on the property are owned by the vendor, please call the office for more information.

### 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.













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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 sq.m.) approx.

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