

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

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

£240,000
Asking Price



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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Catchpole Close

Kessingland, NR33 7TL

- Detached bungalow in popular cul-de-sac
- Set in sought after Kessingland village
- Chain free
- 2 bedrooms
- Spacious sitting room
- Gas central heating
- Shower room & cloakroom
- Off road parking & garage
- Fully enclosed rear garden
- Perfect for putting your own stamp on

**PAUL
HUBBARD**

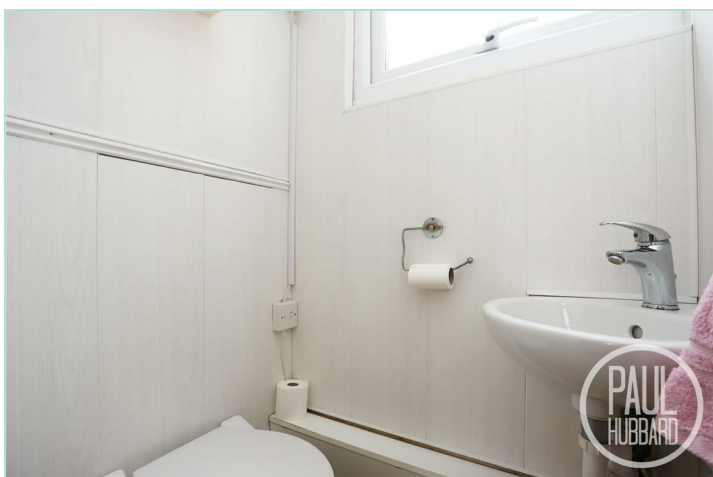
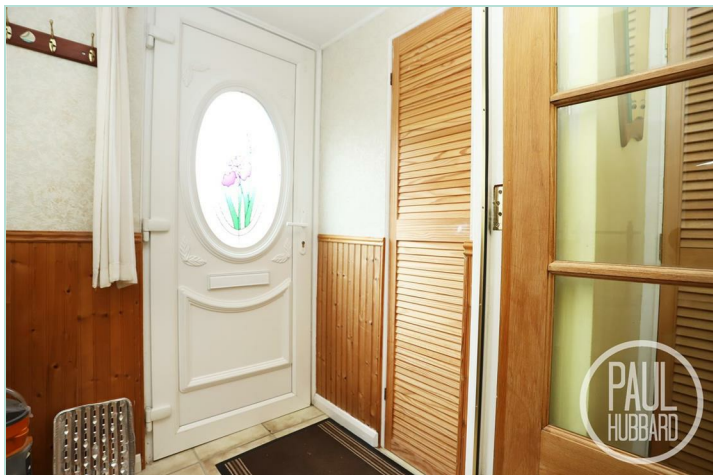
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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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.

Porch

1.51 x 1.13
UPVC entrance door to the front aspect, laminate tile flooring, UPVC double glazed window to the side aspect and doors opening to the cloakroom & into the entrance hall.

Entrance Hall

Vinyl flooring, radiator, built-in cupboard (housing gas boiler & consumer unit) and doors opening to the kitchen & sitting room.

Cloakroom

1.06 x 0.83
Laminate tile flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet and a corner wash basin with a mixer tap.

Sitting Room

4.55 x 4.09
Fitted carpet, x2 UPVC double glazed windows to the front & side aspect, x2 radiators, fireplace and a door opening to the hallway.

Hallway

Fitted carpet, loft access and doors opening to the bedrooms, shower room & garden room.

Bedroom 1

3.87 x 2.55
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 2

2.79 x 2.55
Fitted carpet, UPVC double glazed window to the side aspect, radiator and sliding doors opening into the garden room (also accessible via the hallway).

Shower Room

2.38 x 1.57
Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, toilet & wash basin set into a vanity unit with a mixer tap and an electric shower set into a cubicle enclosure.

Garden Room

3.48 x 2.25
Fitted carpet, UPVC double glazed windows to the side & rear aspect, radiator and UPVC French doors opening to the garden.

Outside

A spacious brick weave driveway provides off-road parking for multiple vehicles and leads to a garage with an up-and-over door. The front of the property is attractively framed by established shrubs and planted borders, adding charm and greenery. The main entrance door is located at the front, complemented by outdoor lighting for security and visibility. There is also gated side access leading to the rear garden.

The rear garden is beautifully maintained, featuring a well-kept lawn surrounded by mature plants and shrubs that offer both colour and privacy. A paved patio area provides the perfect space for a table and chairs—ideal for relaxing or entertaining. Additional features include a timber storage shed, a summer house, and a greenhouse, catering to a variety of outdoor needs and hobbies.

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.

