

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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



While every attempt has been made to ensure the accuracy of the floorplan, the 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 guidance 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 is given as to their operability or efficiency over time.
Marked and Measured 11/2023

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Kipling Close

Suffolk, NR33 7NZ

- Chain-free semi-detached bungalow
- Two well-proportioned bedrooms
- Bright and spacious conservatory
- West-facing rear garden
- Garage and off-road parking
- Excellent potential to modernise and personalise
- Tucked away in a sought-after cul-de-sac
- Just moments from the beach
- Close to local shops, amenities and transport links
- Ideal for downsizers or those seeking single-storey living

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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

UPVC entrance door to the side aspect, fitted carpet, loft access and doors opening to internal rooms plus a storage cupboard (housing the consumer unit).

Kitchen

2.77 max x 2.68 max

Vinyl flooring, dual aspect UPVC double glazed windows, units above & below, laminate work surfaces, tiled walls, inset stainless steel sink & drainer with mixer tap, built-in extractor hood and space for an oven, fridge-freezer & washing machine.



Lounge

5.84 max into bay x 3.16

Fitted carpet, UPVC double glazed bay window to the front aspect and x2 radiators.

Bedroom 1

4.29 x 3.18

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

Bedroom 2

3.23 x 2.83

Fitted carpet, radiator and UPVC door opens into the conservatory, with a double glazed side panel window.

Bathroom

2.06 x 1.68

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, tiled walls, toilet, pedestal wash basin with hot & cold taps, panelled bath with hot & cold taps and an electric shower set above.

Conservatory

4.88 x 2.84

Vinyl flooring, dual aspect UPVC double glazed windows, radiator, ceiling fan with light and UPVC French doors opening to the rear garden.



Outside

The front garden is laid to lawn and complemented by mature shrubs. A driveway provides off-road parking, while gated side access leads to additional parking and bin storage, continuing to the main side entrance and the garage.

The west-facing rear garden is mainly laid to lawn with decorative shingle borders, a feature pond, and a patio seating area, making it ideal for outdoor entertaining. Additional features include a timber storage shed, a pedestrian access door to the garage, and a fully enclosed panel-fenced boundary, providing both privacy and security.

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.

