

£230,000
Asking Price



Heritage Green

Kessingland, NR33 7UP

- Mid terrace family home
- A town house, set over 3 floors
- 3 separate bedrooms
- Modern décor throughout
- Set on a sought after cul-de-sac in Kessingland
- Underfloor heating on the ground floor
- UPVC double glazing throughout
- Allocated off road parking for multiple vehicles
- Gas central heating
- Close to local shops, amenities & schools

**PAUL
HUBBARD**



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.



Summary

This modern three-bedroom mid-terrace townhouse in Kessingland is a stylish three-storey family home featuring contemporary décor, underfloor heating on the ground floor, UPVC double glazing, gas central heating, and allocated off-road parking for multiple vehicles. Situated in a sought-after cul-de-sac, the property perfectly combines comfort, convenience, and modern living.

Entrance Hall

Karndean flooring, underfloor heating, a door opens to the kitchen and stairs lead up to the first floor landing.



Kitchen

3.97 max x 2.50 max

Karndean flooring, underfloor heating, UPVC double glazed window to the front aspect, inset ceramic sink & drainer with mixer tap, tile splash backs, built-in oven, gas hob, extractor hood, integrated fridge-freezer, dishwasher & washing machine, spotlights and doors opening to the cloakroom & lounge/ diner.

Cloakroom

1.51 x 1.17

Karndean flooring, underfloor heating, toilet, extractor fan, pedestal wash basin with hot & cold taps and tile splash backs.



Lounge/ Diner

4.44 max x 3.67 max

Karndean flooring, underfloor heating, built-in storage cupboard and UPVC French doors open to the rear garden.



Stairs leading to the First Floor Landing

Fitted carpet, radiator, doors opening to bedrooms 2-3 & the bathroom and stairs lead up to the second floor landing.

Bedroom 2

3.16 max x 3.67 max

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

Bedroom 3

3.66 max x 2.88 max

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



Bathroom

2.31 x 1.69

Vinyl flooring, extractor fan, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a handheld shower attachment and tile splash backs.

Stairs leading to the Second Floor Landing

Fitted carpet, built-in storage cupboard and a door opens to bedroom 1.

Bedroom 1

4.63 x 2.56

Fitted carpet, built-in storage cupboard, loft access, x2 Velux windows and a radiator.



Outside

The property benefits from a front pathway with plants and shrubs, outdoor lighting, electrics, and a tap.

To the rear, there is a paved garden with a fenced surround and gated access to two allocated off-road parking spaces.

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.

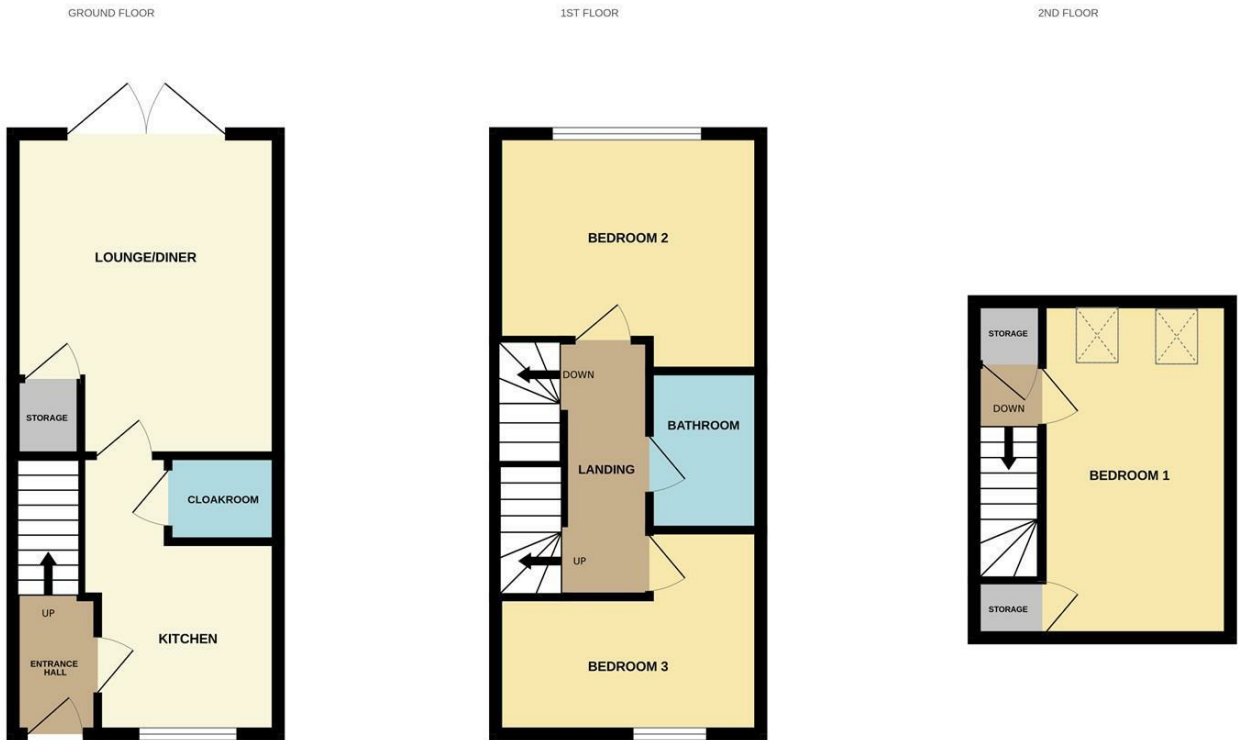






Tenure: Freehold
 Council Tax Band: B
 EPC Rating: B
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		



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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