

£375,000  
Asking Price



## Church Road Suffolk, NR33 7TQ

- Extended family home in the heart of Kessingland
- Open-plan kitchen, lounge & diner
- 4/5 separate double bedrooms
- Recently renovated with modern decor throughout
- Off road parking for multiple vehicles
- New gas combi boiler fitted 2024
- Separate utility room & spacious pantry
- South west facing rear garden
- EV charging point
- Close to local amenities & shops

**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.

### Entrance Hall

UPVC windows & entrance door to the front aspect, wood flooring, radiator, fitted storage cupboard, under-stair storage cupboard, stairs leading to the first floor landing and doors opening to the utility room, reception room/ bedroom & the open plan-living space.

### Shower Room/ Utility Room

2.76 x 2.31

UPVC double glazed obscure window to the rear aspect, wood flooring, vertical radiator, suite comprises a toilet, wash basin set unit a vanity unit, tile splash backs, a walk-in mains fed shower with aqua board wall panels & a glass screen and spaces for a washing machine and tumble dryer.

### Bedroom 5 or Reception Room

4.58 into bay x 3.81

Wood flooring, UPVC double glazed bay window to the front aspect, down lights and a radiator.

### Open-plan Kitchen, Dining Room & Sitting Room

9.45 max into bay x 5.89 max

The kitchen flows seamlessly into the dining room, creating an open-plan space that extends into the sitting room, offering a sociable layout perfect for entertaining, with French doors leading out to the rear garden.



### Kitchen

UPVC double glazed window to the side aspect, down lights, tile flooring, units above & below, oak work surfaces, under-mount stainless steel sink with both a mixer tap, built-in double oven, ceramic hob, stainless steel extractor hood, space for a dishwasher, a door opens into the pantry and an opening integrates the sitting room & dining area.

### Pantry

2.83 x 1.73

UPVC double glazed window to side aspect, tile flooring, space for fridge freezer, fitted units & storage shelves and wall mounted gas combi boiler.



### Dining Room

UPVC double glazed window to the side aspect, radiator and wood flooring.

### Sitting Room/ Garden Room

UPVC double glazed windows to the side & rear aspect, Bay UPVC double glazed windows to rear aspect, UPVC double glazed French doors opening to rear garden, down lights, x2 radiators and wood flooring.



### Stairs leading to the first floor landing

Carpet flooring, doors opening to the bathroom, WC, bedrooms 1-4, storage cupboard, loft access, radiator and a UPVC double glazed window to rear aspect.

### Bedroom 1

3.77 x 3.44

Bay UPVC double glazed window to front aspect, carpet flooring and a radiator.

### Bedroom 2

3.67 into bay x 3.45

UPVC double glazed window to rear aspect, radiator and carpet flooring.

### Bedroom 3

3.18 x 2.40

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







#### Bedroom 4

2.65 x 2.40

UPVC double glazed window to rear aspect, radiator and carpet flooring.

#### Bathroom

2.38 x 1.91

UPVC double glazed obscure window to the front aspect, tile flooring & part tiled walls, extractor fan, suite comprises a toilet, a wash basin set into a vanity unit with a mixer tap, a panelled bath with a mixer tap, a mains-fed rainfall shower with a hand-held attachment and a vertical radiator.



#### WC

1.45 x 0.87

UPVC double glazed obscure window to the rear aspect, toilet, wash basin set into a vanity unit with a mixer tap, tile splash back and a radiator.

#### Outside

The front of the property features a spacious brick-weaved driveway with ample off-road parking, gated access to the rear and an electric vehicle charging point.



The south-west facing rear garden includes a paved seating area overlooking a well-maintained lawn. The garden is enclosed by panelled fencing, with a timber storage shed and additional storage space to the side.

#### 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: D  
 EPC Rating: C  
 Local Authority: East Suffolk Council

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>	<b>69</b>	<b>80</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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