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£230,000
Guide Price







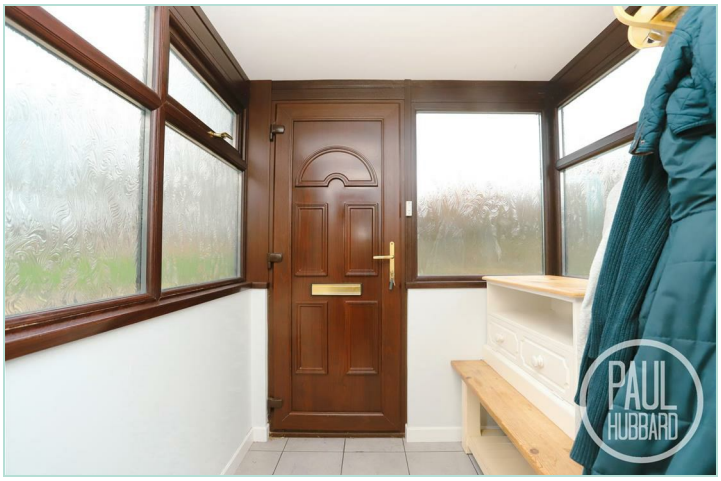
Lloyds Avenue

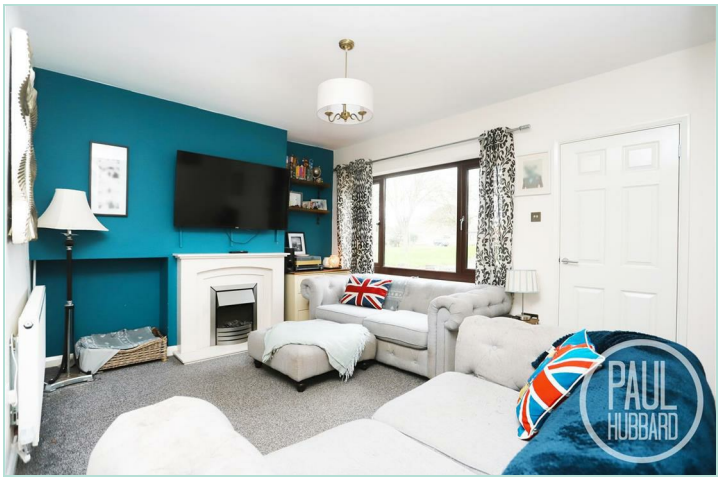
Suffolk, NR33 7TS

- Semi-detached family home
- In the heart of Kessingland
- 3 separate bedrooms
- Modern décor throughout
- Gas central heating with combi boiler
- UPVC double glazing
- Open-plan lounge/ diner
- Powered garage to the rear
- Good size conservatory with utility space
- Nearby gorgeous Kessingland beach

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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.

Summary

A well-presented three-bedroom semi-detached family home ideally located in the heart of Kessingland, within easy reach of local amenities and the beautiful Kessingland beach. The property is tastefully finished with modern décor throughout and benefits from gas central heating via a combi boiler and UPVC double glazing. Key features include a spacious open-plan lounge and dining area, a good-sized conservatory with utility space, and a garage positioned to the rear. Outside, the home offers low-maintenance front and rear gardens, with the rear garden providing secure access to the garage. An excellent opportunity for families, first-time buyers or those seeking a coastal lifestyle in a convenient village setting.

Entrance Porch

1.86 x 1.79

UPVC entrance door to the front aspect, tile flooring, dual aspect UPVC double glazed obscure windows and a door opens into the lounge/ diner.

Lounge/ Diner

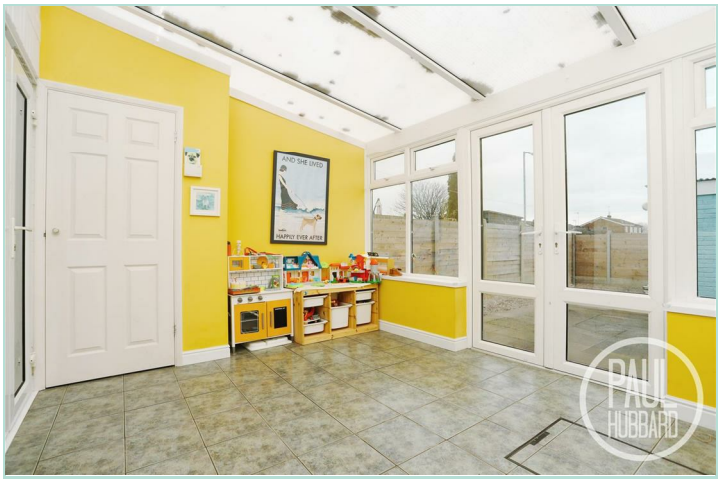
6.82 max x 4.89 max

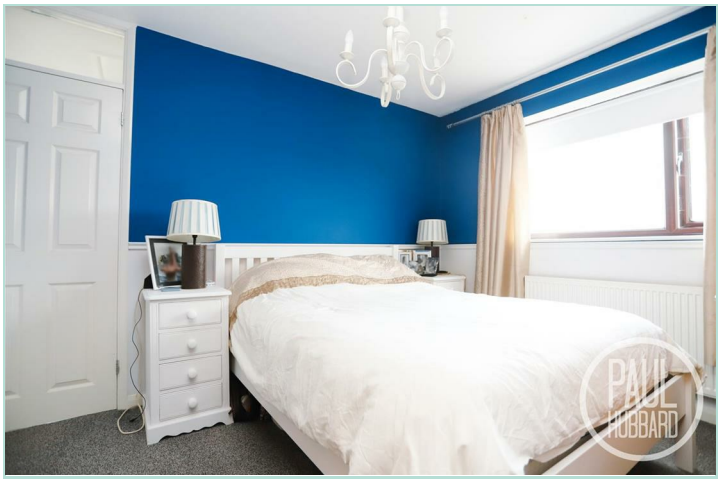
Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, feature fireplace, UPVC double glazed obscure obscure to the side aspect, a door opens to the kitchen and UPVC French doors open into the conservatory.

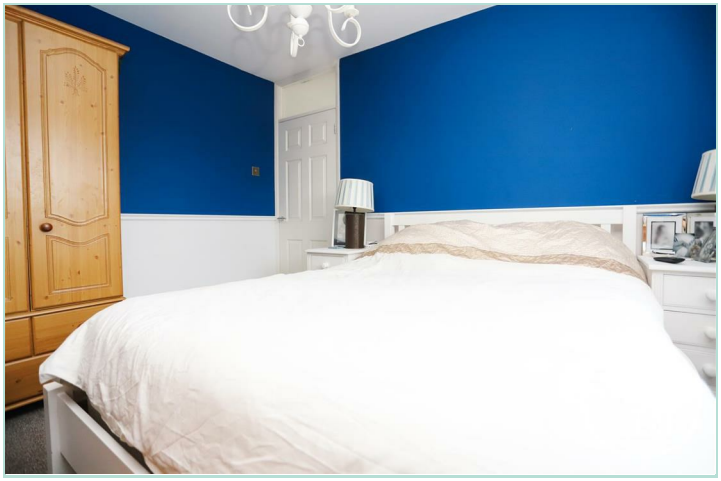
Kitchen

3.35 x 2.39

Tile flooring, UPVC double glazed window to the rear aspect, heated towel rail, spotlights, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in oven, ceramic hob, extractor hood and spaces for for a fridge-freezer.









Conservatory

4.35 x 3.02

Tile flooring, dual aspect UPVC double glazed windows, radiator, laminate work surface, space for a washing machine, tumble dryer & dishwasher, built-in cupboard housing the gas combi boiler and UPVC French doors open to the rear aspect.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access hatch and doors opening to bedrooms 1-3 & the family bathroom.

Bedroom 1

3.60 x 2.85

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

Bedroom 2

3.13 max x 2.86 max

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

Bedroom 3

2.19 x 2.15

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

Outside

The frontage features an attractive brickweave and shingle finish, complemented by a brick wall boundary and a UPVC entrance door to the front.

To the rear, there is a patio seating area and shingle section, providing a low-maintenance outdoor space. The garden is fully enclosed, with a combination of brick walling and panel fencing, and benefits from a pedestrian access door to the garage.

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.


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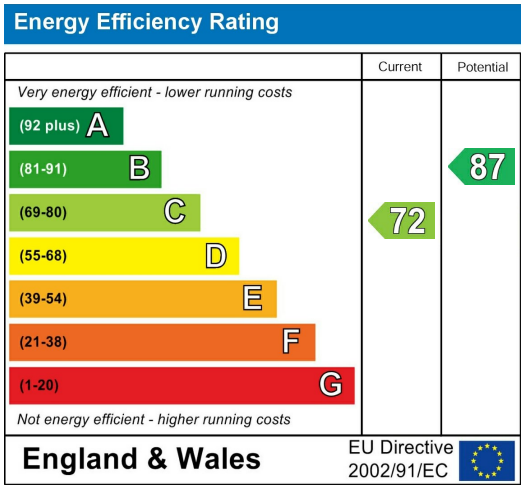








Tenure: Freehold
Council Tax Band: C
EPC Rating: C
Local Authority: East Suffolk Council





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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