

£240,000  
Guide Price

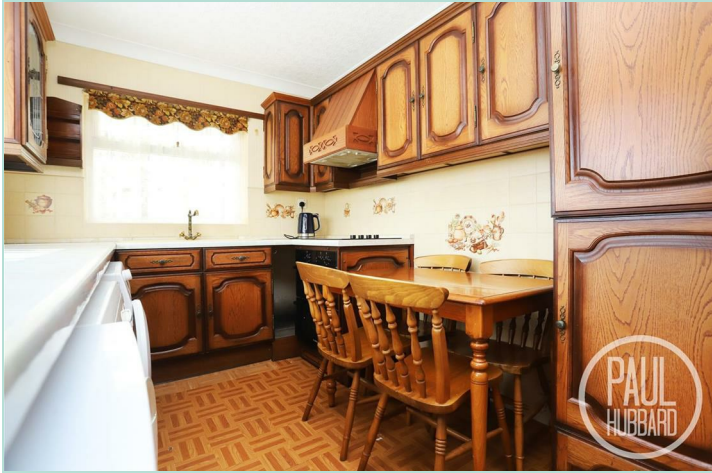


## Northacre

Kessingland, NR33 7PX

- Detached bungalow
- Chain free
- Driveway & carport provide off road parking
- Garage with power & light
- Porch entrance
- 3 separate bedrooms with fitted storage
- Open-plan lounge/diner with adjoining garden room
- Fully enclosed rear garden
- Ideal renovation project with great potential to make it your own
- In sought after cul-de-sac in Kessingland





### 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 Entrance

2.19 max x 1.93 max

UPVC entrance door to the side aspect, fitted carpet, UPVC double glazed window to the front aspect, space for a fridge-freezer and a door opens into the kitchen.



### Kitchen/ Breakfast Room

3.65 max x 2.41 max

Vinyl tile flooring, x2 UPVC double glazed window to the front & side aspect, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood, spaces for a fridge, washing machine & tumble dryer, cupboard housing the water cylinder and a door opens into the lounge/ diner.

### Lounge/ Diner

5.82 max x 3.51 max

Fitted carpet, UPVC double glazed window to the side aspect, x2 storage heaters, fireplace, sliding doors open to the garden room and a doorway opening leads to the hallway.



### Hallway

Fitted carpet, loft access and doors opening to bedroom 1-3 & the bathroom.

### Bedroom 1

3.37 x 3.27

Fitted carpet, UPVC double glazed window to the front aspect and fitted wardrobes.

### Bedroom 2

3.27 max x 2.16 max

Fitted carpet, UPVC double glazed window to the front aspect and fitted wardrobes.

### Bedroom 3

2.74 x 2.42

Fitted carpet, UPVC double glazed window to the rear aspect, storage heater and fitted wardrobes.



### Bathroom

1.94 x 1.76

UPVC double glazed obscure window to the rear aspect, tiled floor & walls, storage heater, down lights, extractor fan with light, toilet, pedestal wash basin with hot & cold taps, jacuzzi bath with mixer tap & a hand-held shower attachment plus an additional electric shower set above.

### Garden Room

5.35 x 2.14

Fitted carpet, x3 UPVC double glazed windows to the side & rear aspect, x2 storage heaters, UPVC French doors opening to the rear garden and UPVC door opens to the side.



### Outside

A brick weave driveway provides off-road parking and leads to double doors opening into a covered car port. The front courtyard garden is fully enclosed with patio areas and mature shrub borders, offering a welcoming approach to the home. A UPVC entrance door opens into the porch and side access to the rear garden also available.

Enjoying a sunny west-facing aspect, the rear garden is a true highlight. It offers a spacious lawn, multiple patio seating areas, a large pond, vegetable patch, and a selection of five timber storage sheds and a greenhouse. Mature plants and shrubs create a peaceful, private setting. Additional features include an outdoor tap, lighting, and double-door access to the garage.



### Carport

3.51 x 3.15

Features a distinctive circular window, with a door providing access to the garage and a gate leading directly into the rear garden.

### Garage

4.95 x 2.11 approx.

A large space with power and lighting, double doors opening into the garden, and a timber-framed window to the rear—ideal for use as a workshop, storage, or secure parking.

### 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: C  
 EPC Rating: E TBC  
 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	

NORTHACRE



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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