



**Aldreds**  
Estate Agents

71 Church Road  
Kessingland, Lowestoft, NR33 7SJ

Asking Price £285,000



## 71 Church Road

Kessingland, Lowestoft, NR33

Aldreds are delighted to present this stunning semi-detached home, ideally located in the highly sought-after village of Kessingland, just 8 miles from Southwold and only a short walk from the beautiful Kessingland beach. The property is immaculately presented throughout, showcasing a superb blend of quality fixtures and fittings alongside charming original features. Offering spacious and versatile accommodation, the ground floor comprises two elegant reception rooms, a generous kitchen, a modern shower room, and an impressive extended garden room that provides a perfect space for relaxing or entertaining. Upstairs, a full-sized galleried landing leads to two well-proportioned double bedrooms and a stylish family bathroom, complete with a freestanding bath. Externally, the property benefits from a front driveway providing off-road parking, along with extensive, private lawned gardens to the rear—ideal for outdoor enjoyment. Additional features include gas-fired central heating and sympathetically styled double-glazed windows and doors. This exceptional home must be viewed to be fully appreciated and would make an ideal family residence or holiday retreat. Early viewing is highly recommended.

### Entrance Porch

Tilled flooring

### Entrance Hall

Fitted carpet, radiator, original stained glass entrance door, stairs leading off to the first floor.

### Lounge

12'9" x 11'0" (3.89 x 3.35)

Painted floor boards, flat plastered ceiling, upvc window, cast iron fire place with marble hearth and tile inset, power points, tv point and double doors leading to dining room.

### Dining Room

12'3" x 13'0" (3.73 x 3.96)

Fitted carpet, flat plastered ceiling, radiator, power points, original sash window and double doors leading to the lounge.

### Kitchen

11'8" x 10'5" (3.56 x 3.18 (3.55 x 3.17))

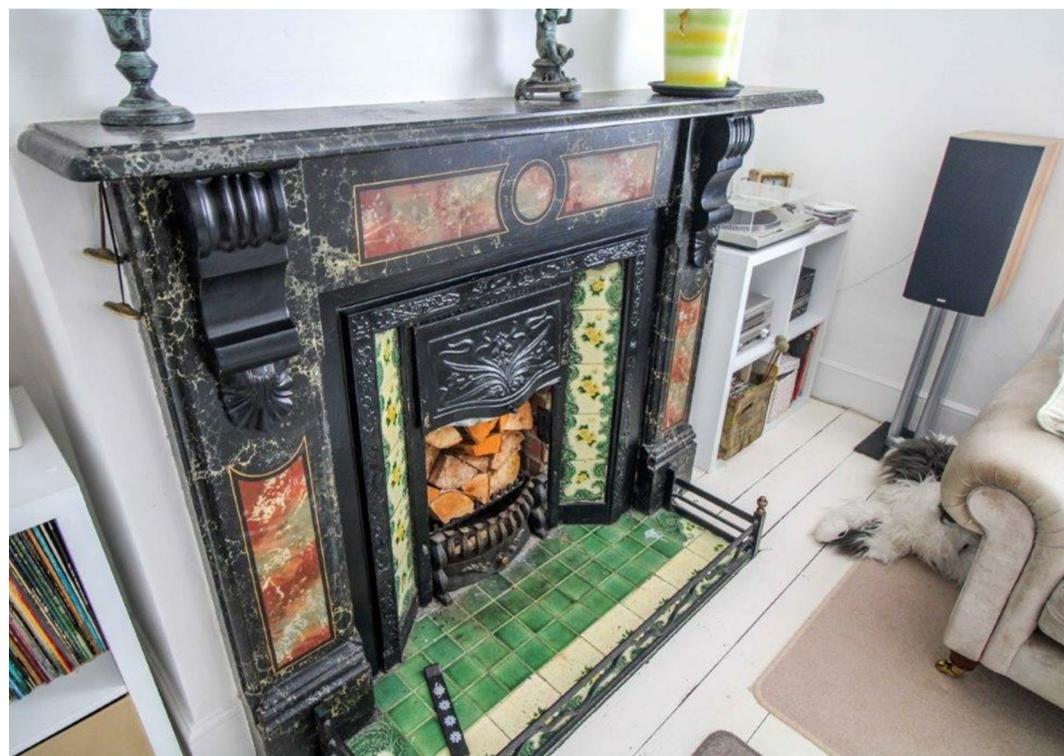
Fitted carpet, full range of inkeeping quality fitted kitchen units, extended roll top work surfaces, butler style ceramic sink, power points, range of cooker space, tiled splashbacks, stainless steel extraction cooker hood, radiator. full length pantry cupboards plus a further walk in pantry/storage cupboard (under the stairs).

### Rear Porch/Utility Area

Fitted carpet, extended work surface, fitted kitchen unit, original window, flat plastered ceiling.

### Shower Room

Walk in modern wet room, with wet room style flooring, open plan shower cubicle, pedestal sink with tiled splash back, low level WC, double aspect windows, radiator, extractor fan, flat plastered ceiling.





### Garden Room 23'11" x 7'5" (7.29 x 2.26)

Ceramic tiled flooring, radiator, fitted units and butler style ceramic sink, extended work surfaces, plumbing and recess for washing machine plus recess for tumble dryer. Ample space for dining table and chairs, double aspect windows including sliding patio doors overlooking the rear gardens.

### First Floor

Split leveled galliered landing with fitted carpet, full length storage cupboard, power points, flat plastered ceiling and loft access leading to insulated loft space.

### Bedroom 1 11'2" x 16'1" (3.40 x 4.90)

Painted floor boards, flat plastered ceiling, original picture rails, original cast iron fire place, double aspect upvc windows, radiator, power points and full length storage cupboards.

### Bedroom 2 10'6" x 12'1" (3.20 x 3.68)

Painted floor boards, flat plastered ceiling, cast iron fire place, radiator, power points, TV point, upvc window.

### Family Bathroom 11'7" x 10'2" (3.53 x 3.10 (3.54 x 3.09))

Luxury family bathroom with painted floor boards, upvc window, an amazing bathroom suite comprising of a free standing central bath, pedestal sink, low level wc, radiator.



### Front

Open planned front garden with driveway providing off road parking.

### Rear Garden

Outside to the rear there is approximately 100 ft of beautifully presented lawned gardens, with a full area of flower and specimen shrub borders, with a patio footpath leading to a rear patio area enclosed by timber pergola, plus a further front brick weave patio seating area, modern constructed plastic storage shed plus a recently installed metal storage shed all enclosed by high modern timber fencing, including central trellis arch way with side gate leading to side access leading to front driveway.

### Services

Mains water, electricity, gas, drainage.

### Tenure

Freehold

### Council Tax

Band 'B'

Ref: L2570/03/26



## Floor Plan



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

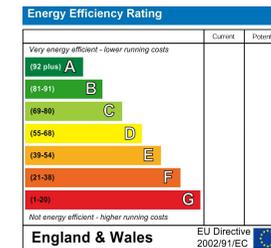
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## Area Map



## Energy Efficiency Graph



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