



16 Kipling Close  
Kessingland, Lowestoft, NR33 7NZ  
Asking Price £170,000



# 16 Kipling Close

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Aldreds are delighted to offer this 2 bedrooomed end terraced property situated in the heart of Kessingland being within a very short walk of kessingland beach and amenities. This exceptional home is set at a very realistic asking price and offers spacious and versatile accommodation including lounge, modern fitted kitchen and garden room. On the first floor there are 2 double bedrooms and a family bathroom. To the outside rear there is a beautifully presented enclosed garden and further to the rear there is an allocated parking space. The benefits include Upvc double glazing and modern electric heating via recently installed high retention storage heaters. This home would be ideal for a first time buyer, family or holiday home. An early viewing is strongly recommended. Being sold with no onward chain.

## Lounge

16'0" x 14'4" (4.9 x 4.37)

Fitted carpet, coved ceiling, power points, T.V point, modern energy efficient wall mounted electric heater, large aspect Upvc window, Upvc door leading to garden room.

## Garden Room

6'0" x 12'9" (1.85 x 3.9)

Tiled effect flooring, large aspect Upvc windows, Upvc door leading out to the rear garden.

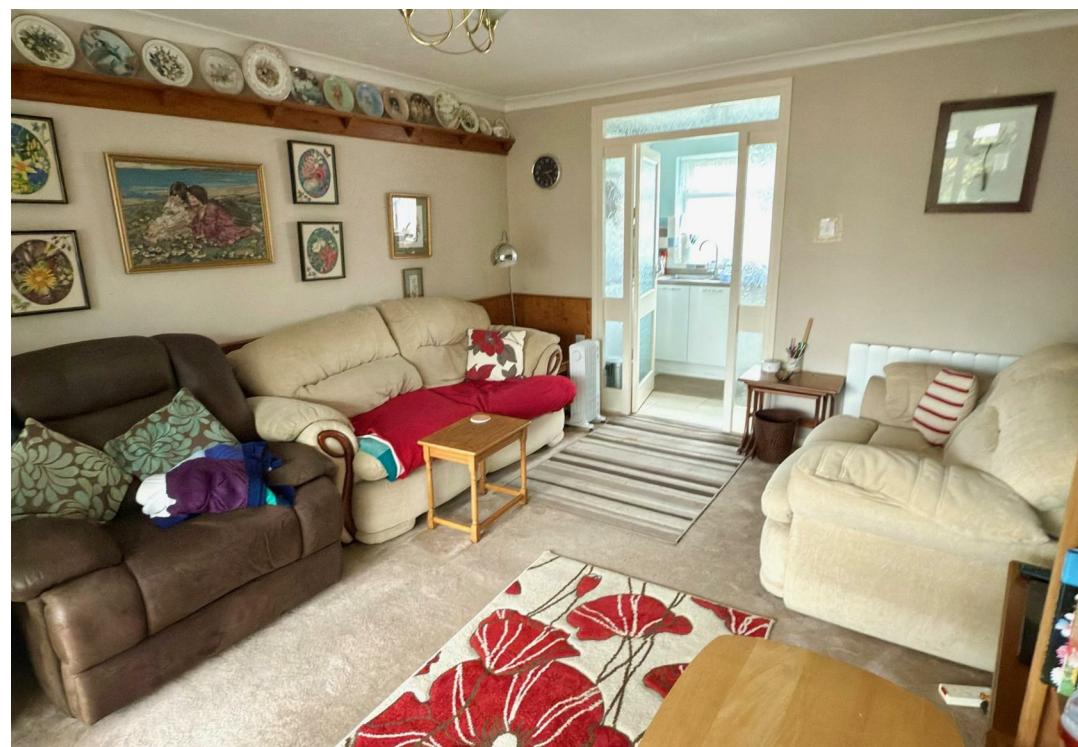
## Kitchen

14'3" x 6'2" (4.35 x 1.9)

Laminate tiled flooring, full range of modern white fitted kitchen units with extended work surfaces, built in eye level electric oven with matching four burner ceramic hob, tiled splash backs, double aspect Upvc windows, double stainless steel sink with draining board, recess for white goods including plumbing for a washing machine, modern energy efficient high retention storage heater.

## First Floor

Central galleried landing with fitted carpet, coved ceiling, full length airing cupboard.





#### Bedroom 1

9'4" x 11'1" (2.87 x 3.39)

Fitted carpet, coved ceiling, large aspect Upvc windows, Upvc door leading out to balcony, full length wardrobe with a further range of fitted wardrobes with sliding mirrored doors, power points, energy efficient high retention storage heater.

#### Bedroom 2

8'6" x 10'4" (2.6 x 3.15)

Fitted carpet, coved ceiling, Upvc window, power points, full length double fitted wardrobe.

#### Bathroom

Fitted bathroom flooring, white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, part tiled walls, Upvc window, heated towel rail.

#### Outside To The Rear

There is a well presented garden which has a brick weave path and seating area, full range of flower and shrub borders, very private rear aspect which is all enclosed by high brick walls, wrought iron gate. Further to the rear there is parking bays with allocated parking space.

#### Outgoings

Council Tax Band - A

Communal Garden Maintenance - Vendor pays £250 Per Year ( Approx )

#### Tenure

Freehold

#### Services

Mains water, electricity, drainage.

#### Council Tax

Band 'A'

Ref: L2495/11/25



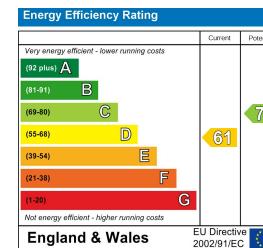
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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