



Aldreds
Estate Agents

Sunnydene, 6 Market Place

Kessingland, Lowestoft, NR33 7TE

Price Guide £210,000



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PRICE GUIDE £210,000 - £230,000 Aldreds are delighted to offer this immaculately presented 2 bedroomed cottage situated in this very desirable Kessingland location being within walking distance of Kessingland beach and promenade. The property has been improved to an outstanding standard throughout with quality fixtures and fittings and versatile spacious accommodation including 2 spacious reception rooms and an extended kitchen with feature glass roof. To the first floor there is a full size landing with 2 double bedrooms and a quality fitted family shower room. To the outside of the property the gardens really are stunning with a full range of flowers and shrubs and an executive log cabin at the end of the garden which can be used as a extended accommodation with its own power supply, telephone socket and T.V point. There are also the benefits of gas fired central heating fired by a modern energy efficient boiler and all windows are Upvc sealed unit double glazed. Properties presented to this high standard and in this desirable location rarely become for sale and an early viewing is strongly recommended to appreciate the quality of this beautiful cottage.

Lounge

12'2" x 11'1" (3.72 x 3.38)

Newly fitted carpet, flat plastered ceiling, uPVC bay window with made to measure blinds, sealed unit double glazed entrance door, radiator, power points, multi-fuel/log burner built into a tiled feature fireplace, tv point, wide opening leading to:-

Formal Dining Room

10'7" x 12'4" (3.23 x 3.77)

Newly fitted carpet, flat plastered ceiling with inset spotlighting, radiator, power points, enclosed staircase leading to first floor.

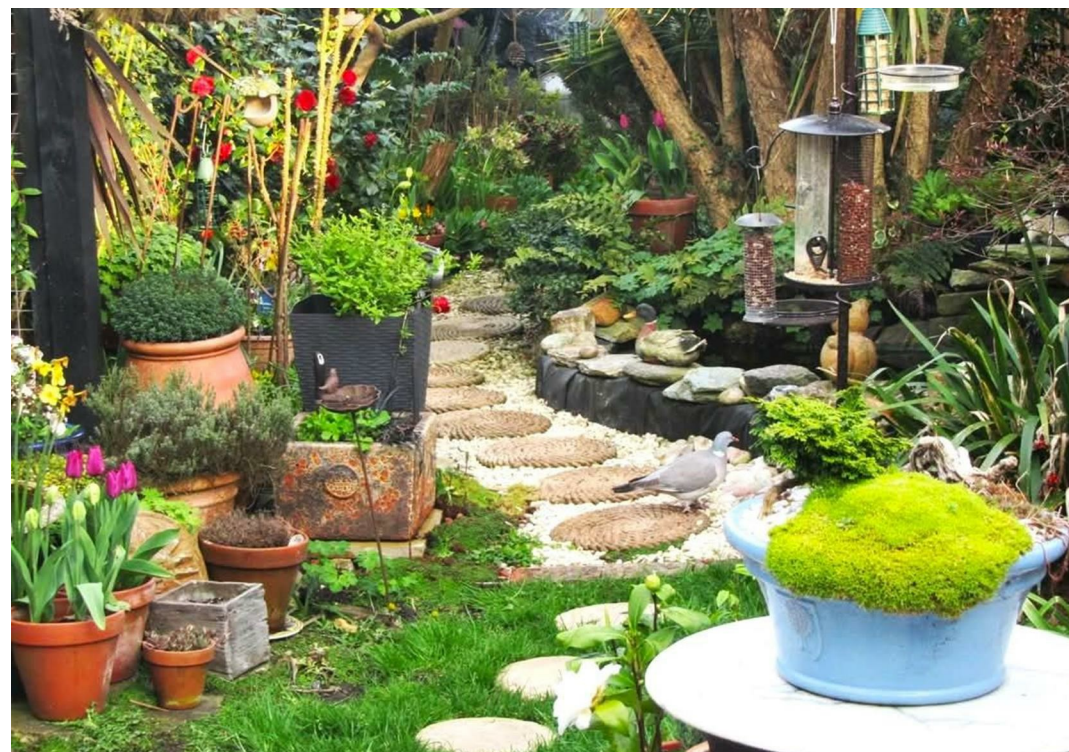
Kitchen/Breakfast Room

11'1" x 10'9" (3.4 x 3.3)

Ceramic tiled flooring, a range of quality fitted kitchen units with extended work surfaces, double ceramic sink with single drainer, central island with breakfast bar, recess for white goods including plumbing for a washing machine, tiled splashbacks, Range cooker space with double width extraction cooker hood, pitched flat plastered ceiling with inset spotlighting, large aspect pitched part glass roof with uPVC window overlooking the rear garden, uPVC door leading to rear garden.

Landing

Fitted carpet, flat plastered ceiling, loft access leading to an insulated loft space.





Bedroom 1 11'7" x 12'3" (3.54 x 3.75)

Fitted carpet, uPVC window with made to measure blinds, power points, radiator, full range of built in wardrobes and overhead storage cupboards.

Bedroom 2 9'3" x 11'0" (2.83 x 3.37)

Fitted carpet, flat plastered ceiling, uPVC window with made to measure blinds, radiator, power points.

Family Shower Room

Laminate flooring, quality fitted shower suite comprising of an oversized fully tiled shower cubicle enclosed by curved glass screen doors, vanity sink unit, low level WC with enclosed cistern, full length heated towel rail, extractor fan, fully tiled walls, uPVC window.

Outside

To the front of the property there is an enclosed front garden with footpath leading to front door. To the rear there is a long well established garden with patio seating area, raised fish pond with water fountain, stoned footpath leading to a further lawned garden area with a full range of established flower and shrub borders, a further raised patio seating area enclosed by timber pergola, timber and felt garden shed, raised vegetable planting area, further to the rear there is a recently installed log cabin.

Log Cabin 15'1" x 12'7" (4.6 x 3.84)

Pitched roof, power points, tv point, lighting, separate fuse board, phone facilities for broadband if required, double aspect doors overlooking the garden.



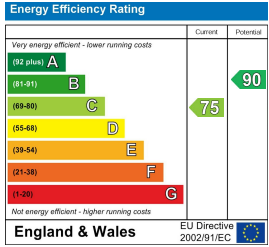
Floor Plan



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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