



Kessingland, Suffolk

Guide Price £210,000

- £210,000-£220,000 Guide Price
- Perfect for First Time Buyers or Investment
- Driveway with Ample Parking
- No Onward Chain
- Complete Modern Kitchen with Appliances
- Light and Spacious Living Room
- Two Double Bedrooms
- Sought After Location of Kessingland
- EPC - C

Hall Road, Kessingland

Kessingland is a charming coastal village on the Suffolk coast, nestled between Lowestoft and Southwold. Known for its expansive, unspoiled beach and rich maritime history, it offers a peaceful retreat with a mix of traditional seaside charm and natural beauty. The village is surrounded by open countryside and nature reserves, making it a popular spot for walkers, birdwatchers, and those seeking a slower pace of life. With local shops, pubs, and family attractions nearby, Kessingland blends rural tranquility with convenient amenities, making it ideal for both holidaymakers and year-round residents.



Council Tax Band: B



DESCRIPTION

Situated in the desirable coastal village of Kessingland, this well-presented semi-detached home offers a stylish and flexible layout ideal for modern family living. The spacious living room is filled with natural light, creating a bright and welcoming space for relaxing or entertaining, while the adjoining kitchen comes well-equipped with ample storage and space for appliances for everyday convenience. Upstairs, two generously sized bedrooms provide comfort and privacy, served by a modern three-piece family bathroom. Outside, the enclosed rear garden is mainly laid to lawn with a patio area perfect for outdoor dining, complemented by a versatile outbuilding that can serve as a home office, studio, or guest space. A private driveway offers off-road parking, and with Kessingland's unspoiled beach, scenic countryside, and local amenities close by, this property combines coastal charm with practical living.

LIVING ROOM

The living room is a bright and inviting space, flooded with natural light from large windows that enhance its airy and open feel. Thoughtfully designed for both relaxation and entertaining, it offers ample room for comfortable seating and personal touches. Whether you're enjoying a quiet evening in or hosting guests, this spacious area serves as the heart of the home, combining warmth and functionality in a stylish setting.

KITCHEN

The kitchen is a practical and well-equipped space, featuring a range of wall and base units that provide ample storage for everyday essentials. With space for appliances and generous worktop space, it's perfectly suited for preparing family meals or entertaining guests. Positioned just off the living room, the layout

allows for easy flow between spaces, making it a functional and convenient hub at the heart of the home.

BEDROOMS

Upstairs, the property boasts two generously sized bedrooms, each thoughtfully designed to offer a comfortable and restful environment. Both rooms provide ample space for furnishings and personalisation, making them ideal for family members or guests. Whether used as a peaceful main bedroom or a versatile second room, each space ensures privacy and relaxation, perfectly suited to modern living.

BATHROOM

The bathroom is modern and well-appointed, featuring a contemporary three-piece suite that includes a bath with shower over, a wash basin, and a WC. Designed with both style and practicality in mind, it provides a clean and functional space ideal for daily routines, offering comfort and convenience for the whole household.

OUTSIDE

The outside area of this property is both practical and inviting, featuring a well-maintained enclosed garden that is predominantly laid to lawn, perfect for children, pets, or outdoor relaxation. A patio area provides an ideal spot for seating or alfresco dining during warmer months. A standout feature is the versatile outbuilding, offering a range of uses such as a home office, studio, or garden entertainment room, tailored to suit your lifestyle. Completing the exterior is a private driveway, ensuring convenient off-road parking.

TENURE

Freehold

OUTGOINGS

Council Tax Band B

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

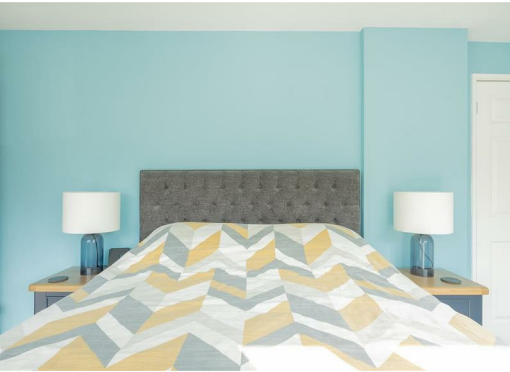
Email: beccles@flickandson.co.uk

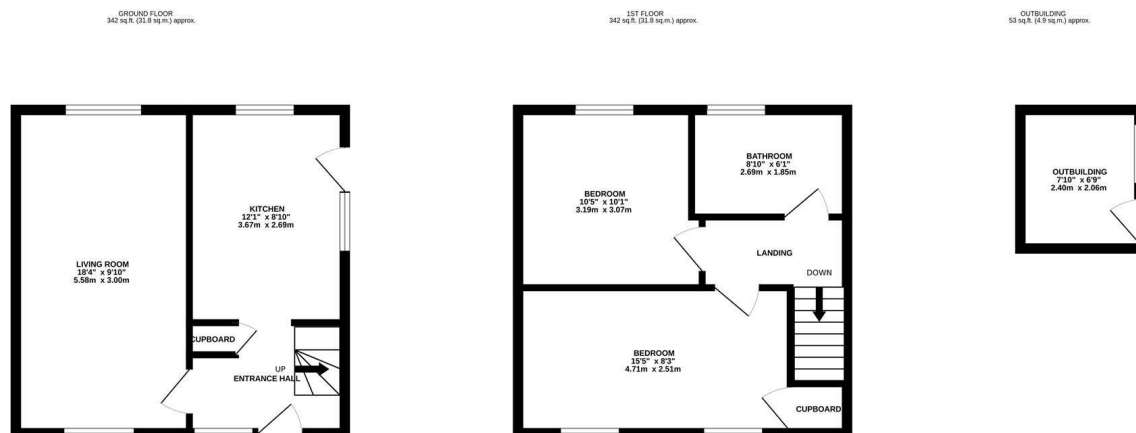
Tel: 01502 442889 Ref:

FIXTURES AND FITTINGS

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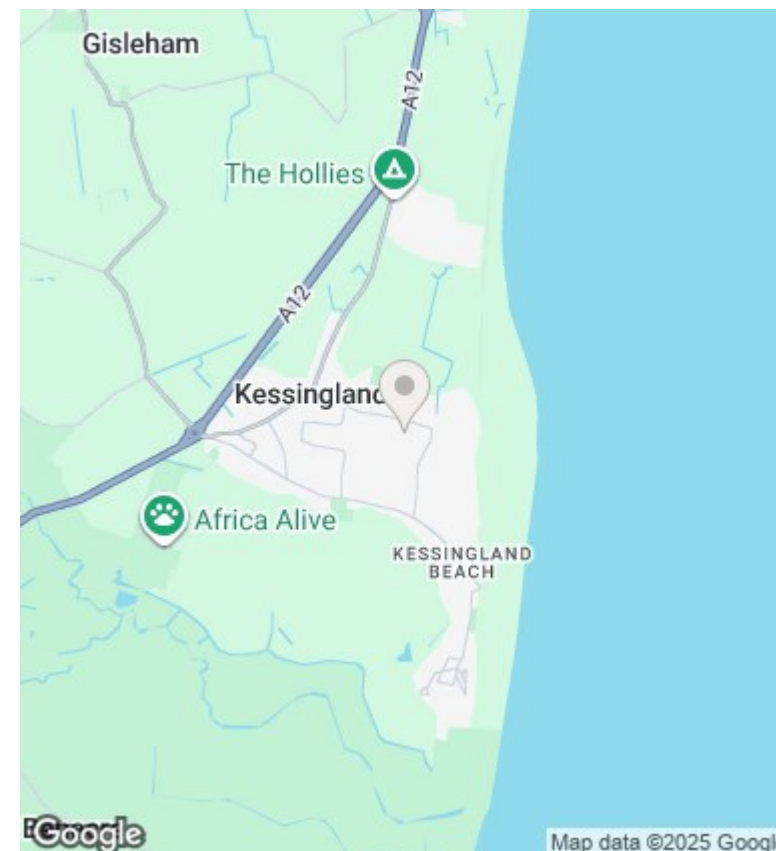






TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.

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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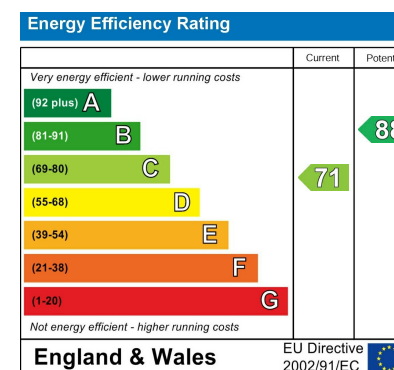


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com