Flick & Son
Coast and Country

Kessingland, Suffolk

Guide Price £210,000

- Immaculately Presented End Terrace
- Oak Internal Doors and Bifolds to Rear
- Velux Windows on First Floor Offering Ample Natural Light
- Two Double Bedrooms
- Driveway to Rear with Three Spaces
- Recently Renovated Throughout
- Close Proximity to Beach and Amenities

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www.flickandson.co.uk

London Road, Kessingland

Kessingland is a charming coastal village located just south of Lowestoft on the scenic Suffolk coast. Known for its wide, sandy beach and peaceful atmosphere, Kessingland offers beautiful sea views, rolling dunes, and a strong connection to nature. The village blends traditional seaside character with a welcoming community, featuring local shops, cafés, and historic cottages. Visitors are often drawn to nearby attractions such as Africa Alive!, a popular wildlife park home to animals from across Africa. With its coastal walks, natural beauty, and relaxed pace of life, Kessingland is a lovely spot for both residents and visitors looking to enjoy the Suffolk seaside.

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Council Tax Band: A

DESCRIPTION

This beautifully presented two-bedroom end-terrace property, set in the sought-after coastal village of Kessingland, has been completely renovated throughout to a high standard, offering a stylish and move-in-ready home ideal for first-time buyers, people downsizing, or investors. The property is approached via a welcoming entrance porch, which opens into the ground floor living accommodation. The bright and spacious living room features wood-effect flooring throughout, a large front-facing window allowing for plenty of natural light, and a useful under-stairs storage cupboard. This leads through to the dining area, which flows seamlessly into the modern kitchen. The kitchen is fully equipped with space for all appliances and is a standout feature of the home, boasting impressive triple bi-fold doors that open directly onto the rear garden. Perfect for entertaining and indoor-outdoor living, the doors create a light-filled space and easy access to the garden. Upstairs, the property offers two generously sized double bedrooms, both fitted with comfortable carpeting. Velux windows to both the front and rear enhance the sense of space and allow natural light to flood the rooms. The rear bedroom also benefits from pleasant views over open fields. The family bathroom is finished with a modern three-piece suite comprising a bath with shower over, WC, and wash basin. Outside, the rear garden has been meticulously landscaped and features a newly laid lawn and a patio area ideal for outdoor dining and entertaining. The garden is fully enclosed, providing a private and secure space, with a rear gate offering convenient access to the driveway where there is parking available for two vehicles. This impressive home combines modern finishes with practical living space in a desirable location, and early viewing is highly recommended.

LIVING AREA & DINING ROOM

The living room is a bright and welcoming space, enhanced by a large front-facing window that allows an abundance of natural light to fill the room. Finished with attractive wood-effect flooring throughout, the room offers a modern yet comfortable setting for relaxing. There is also a useful under-stairs storage cupboard, providing practical space for everyday household items. Leading through, the dining room creates an ideal area for family meals and entertaining, forming a natural transition between the living space and the kitchen. The layout offers plenty of room for a dining table and chairs, while maintaining an open and sociable flow through to the kitchen beyond, making it perfect for both everyday living and hosting guests.

KITCHEN

The kitchen is a standout feature of the home, offering a modern and well-designed space that is both practical and stylish. Fully equipped with ample worktop and storage space, the kitchen also provides room for all necessary appliances, making it ideal for everyday cooking and family life. A particular highlight is the impressive triple bi-fold doors to the rear, which flood the room with natural light and create a seamless connection to the garden. When opened, the doors provide a wonderful indoor-outdoor feel, making the space perfect for entertaining or enjoying the garden during the warmer months.

BEDROOMS

The property offers two well-proportioned double bedrooms, both finished to a high standard and fitted with comfortable carpeting, creating warm and inviting spaces to relax. Velux windows to both the front and rear allow plenty of natural light to flow into the rooms, enhancing the bright and airy feel. The rear bedroom enjoys particularly pleasant views over open fields, providing a peaceful outlook and adding to the charm of the home.

BATHROOM

The family bathroom is finished with a modern three-piece suite comprising a bath with shower over, WC, and wash basin. The space has been thoughtfully designed to offer both style and practicality, providing a comfortable and functional area for everyday use.

OUTSIDE

The rear garden has been meticulously landscaped to create an attractive and low-maintenance outdoor space. It features a newly laid lawn alongside a patio area, providing the perfect setting for outdoor dining, relaxing, and entertaining. The garden is fully enclosed, offering a private and secure environment, and includes a rear gate which provides convenient access to the driveway where there is parking available for two vehicles.

TENURE
Freehold

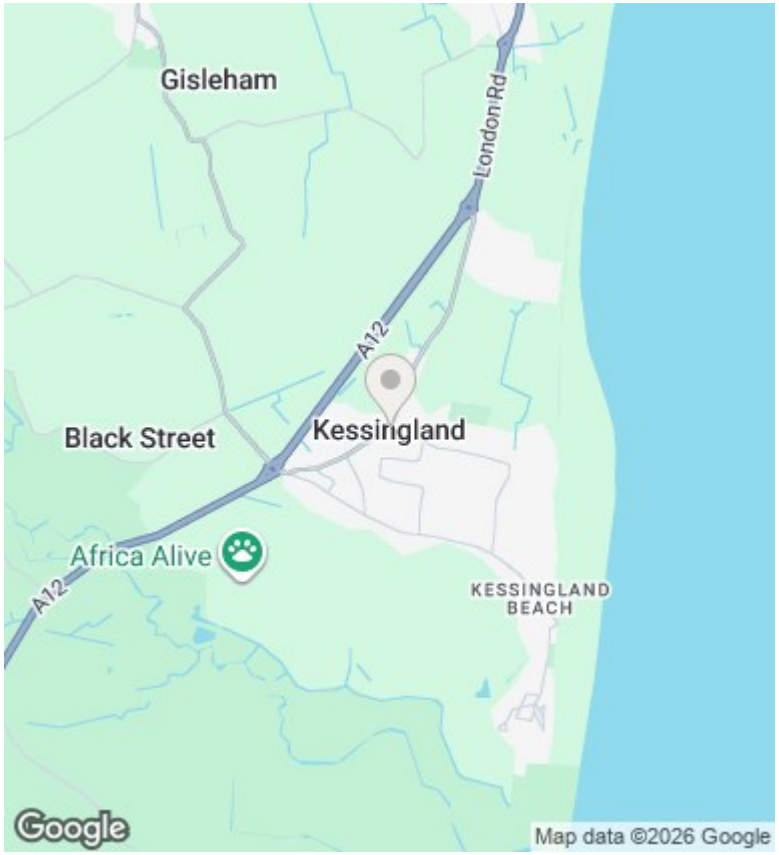
FIXTURES AND FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

OUTGOINGS
Council Tax Band A

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

SERVICES
Mains gas, water, electricity, drainage

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

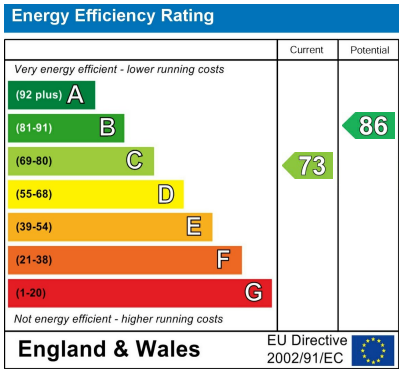


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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