Flick & Son
Coast and Country

Kessingland, Suffolk

Guide Price £475,000

- £475,000 - £500,000 Guide Price
- Converted Garage into One Bedroom Self Contained Annexxe
- In A Highly Sought After Location
- Four Bedroom Detached Bungalow
- Living Room and Fully Fitted Kitchen
- Converted for Wheel Chair Accessibility Throughout
- Double Bedrooms with Ensuites

23A New Market, Beccles, Suffolk, NR34 9HD
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www.flickandson.co.uk

High Street, Kessingland

The property is ideally situated on High Street within the popular coastal village of Kessingland, approximately 3 miles south of Lowestoft. Kessingland offers a range of local amenities for everyday needs, including shops, local services and places to eat, while the beautiful sandy beach and coastline are within easy reach.The surrounding area is well placed for enjoying the Suffolk Heritage Coast, with the sought-after coastal towns of Southwold and Walberswick within easy travelling distance. Lowestoft provides a wider range of shopping, leisure and recreational facilities, together with a mainline railway station offering services towards Norwich and London, making the location particularly convenient for both local and longer-distance travel. Combining coastal village living with excellent access to nearby towns, amenities and transport links, Kessingland provides an attractive setting for those looking to enjoy the Suffolk coastline while remaining within easy reach of the wider region.

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Council Tax Band: C

DESCRIPTION

A truly unique and substantially extended detached bungalow, complemented by a purpose-built self-contained annexe, offering exceptionally spacious, versatile and wheelchair-friendly accommodation arranged entirely over one level. Situated in the highly sought-after coastal village of Kessingland, approximately 3 miles south of Lowestoft, the property enjoys easy access to a wide range of local amenities, together with the beautiful beach and seafront. The area also provides excellent access to the mainline railway station, with services towards Norwich and London, while the popular coastal towns of Southwold and Walberswick are also within easy reach. The main residence offers exceptionally spacious and adaptable accommodation, with three generously proportioned double bedrooms. The front bedroom benefits from its own en-suite facilities, while to the side of the property is a particularly versatile self-contained living area, accessed via a useful walk-through space with additional storage. This area comprises a comfortable living room, double bedroom and separate WC, making it ideal for a dependent relative, guest accommodation or those requiring additional independent living space. To the rear of the property is a further double bedroom, which has the added benefit of an adjoining living area with direct access onto the rear garden. This creates a flexible arrangement that could be adapted to suit a variety of uses, including a private sitting room, study or additional bedroom space. The kitchen is a fully equipped and well-appointed room, fitted with a comprehensive range of units and integrated appliances, including tower ovens and a hob. There is ample space for a dining table, making this a practical and sociable heart of the home, together with direct access to the side garden. The light and spacious living room provides a comfortable principal reception space, with plenty of natural light and generous proportions, making it an ideal area for both relaxing and entertaining. The purpose-built self-contained annexe has been created from the former double garage and provides excellent additional accommodation. Internally, it comprises a spacious open-plan living area incorporating a fitted kitchen and dining space, a separate double bedroom and a modern wet room en-suite. This versatile space would be ideal for a dependent relative, guests, extended family or those seeking independent accommodation. The property is complemented by an attractive landscaped rear garden, with wheelchair-friendly access, together with side garden areas providing access from the kitchen. The gardens offer a good degree of privacy and provide a pleasant outdoor space for relaxation and entertaining. A brick-built workshop also provides useful storage and practical workspace. Properties offering such spacious, adaptable and well-proportioned single-level accommodation, together with the added benefit of a self-contained annexe, are rarely available. This outstanding home represents a particularly versatile opportunity in a desirable coastal location and warrants an early internal inspection.

LIVING SPACE & KITCHEN

The main home offers an impressive range of spacious and versatile living accommodation, thoughtfully arranged to provide excellent flexibility for modern family living, multi-generational use or those requiring accessible single-level accommodation. At the heart of the home is the fully equipped kitchen/diner, fitted with a comprehensive range of modern units and appliances, including tower ovens and a hob. There is generous worktop and storage space, together with ample room for a dining table, creating a practical and sociable space for everyday family meals and entertaining. The kitchen also benefits from direct access to the side garden, making it particularly convenient for outdoor living. The spacious living room provides a bright and welcoming principal reception space, enjoying plenty of natural light and generous proportions. Its versatile layout offers ample room for a range of furniture and provides a comfortable setting for both relaxing and entertaining.

BEDROOMS & ENSUITES

The main residence offers three well-proportioned double bedrooms, each providing generous space and flexibility. The front double bedroom is a spacious and comfortable room benefiting from its own en-suite facilities, making it an ideal principal bedroom with the convenience of private bathroom accommodation. To the side of the property is a further double bedroom forming part of the versatile self-contained living area. This bedroom is accompanied by its own living space, walk-through area with useful storage and a separate WC, providing an excellent degree of independence. This arrangement would be particularly suited to a dependent relative, guest, teenager or family member seeking their own private area within the home. The rear double bedroom is another generous room and benefits from an adjoining living area, creating a particularly flexible space. The adjoining room could be used as a private sitting room, dressing area, study or additional living space, while direct access to the rear garden provides a further attractive feature. The bedroom accommodation throughout the main residence is therefore exceptionally versatile, offering a variety of options to suit different family arrangements and individual requirements.

SELF CONTAINED ANNEXXE

The former double garage has been thoughtfully converted to create a self-contained annexe, offering excellent additional accommodation and a high degree of versatility. The annexe opens into a generous open-plan living space, providing a comfortable area for both relaxing and dining, together with a fully fitted kitchen. The open-plan arrangement creates a light and sociable environment, while allowing plenty of flexibility for furniture and day-to-day living. A separate double bedroom provides a comfortable private sleeping area, with the added benefit of a wet room en-suite, providing convenient and accessible bathroom facilities. The annexe offers an excellent level of independence from the main residence and could be ideally suited to a dependent relative, extended family member, guest accommodation or anyone seeking separate living quarters. Its self-contained nature also makes it a particularly valuable addition to the property, offering flexibility to adapt the space to suit the individual requirements of the new owner.

OUTSIDE

The property benefits from excellent outside space, with access available from the front through to the rear of the property, providing a particularly practical layout and excellent accessibility. To the front, the garden is mainly laid to lawn, creating an attractive approach to the property, with additional on-road parking available. A driveway provides access through to the rear of the property, where there is further parking. This arrangement offers excellent convenience, allowing vehicles to be brought directly to the rear of the home while

maintaining easy pedestrian access from the front. The rear garden is predominantly laid to patio, providing a low-maintenance and practical outdoor space ideal for seating, entertaining and enjoying the garden. The level layout and generous access throughout make the outside areas particularly well suited to wheelchair users and those requiring enhanced mobility access. Overall, the property offers an unusually accessible and versatile outside space, with the combination of front and rear access, driveway parking and predominantly level garden areas providing excellent practicality for a wide range of needs.

OUTGOINGS

Council Tax Band C

FIXTURES & 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.

VIEWING ARRANGEMENTS

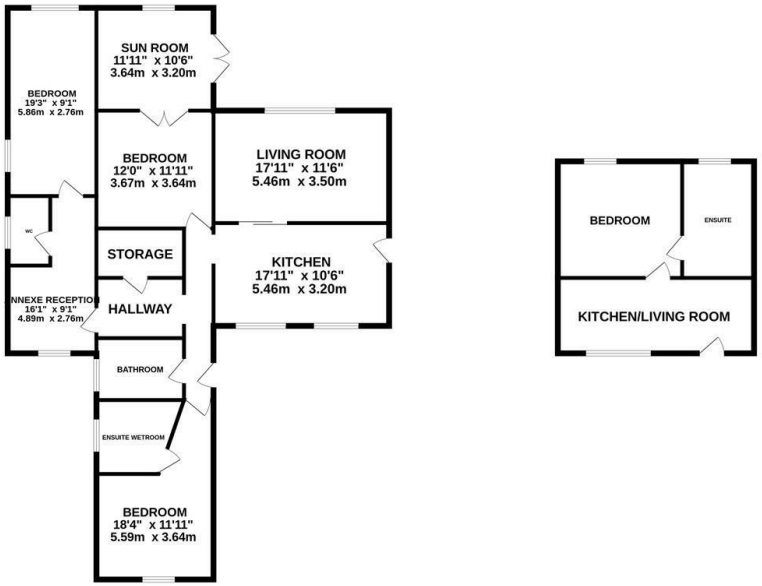
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889

TENURE

Freehold

POST

GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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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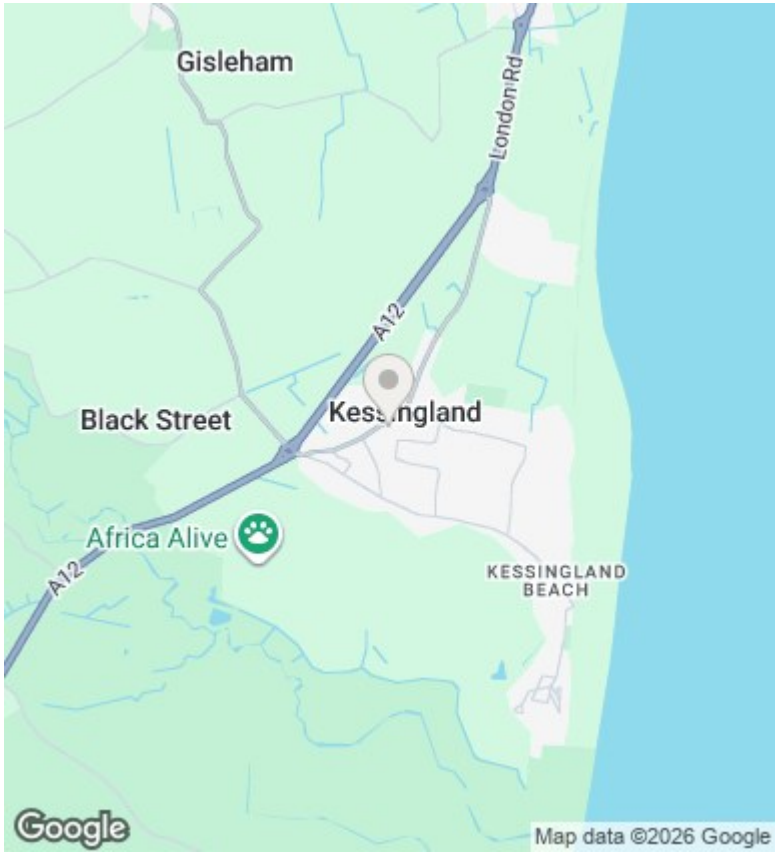

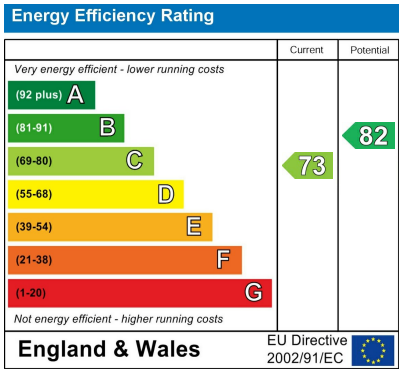

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to 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