



12 Holly Grange Road, Kessingland

Offers in Region of £275,000

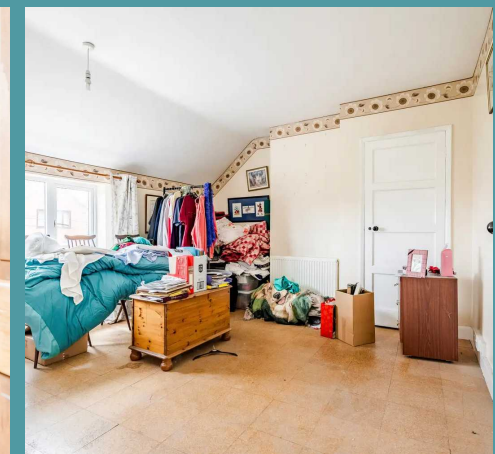
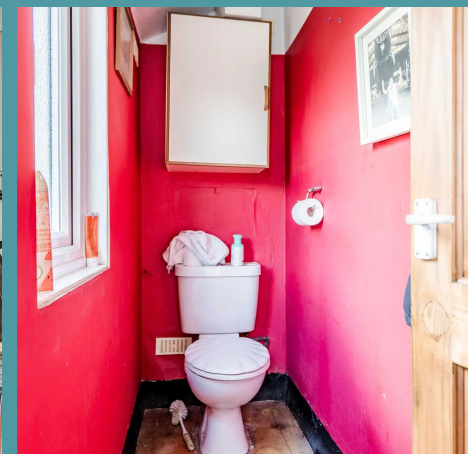
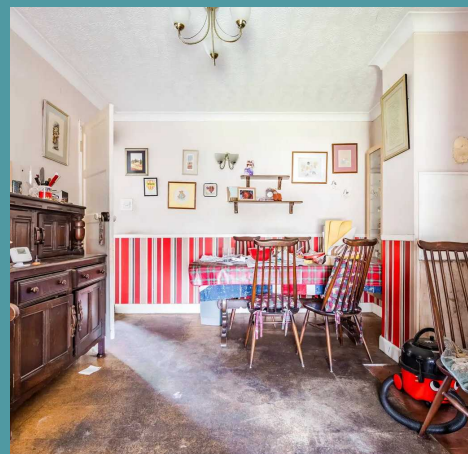
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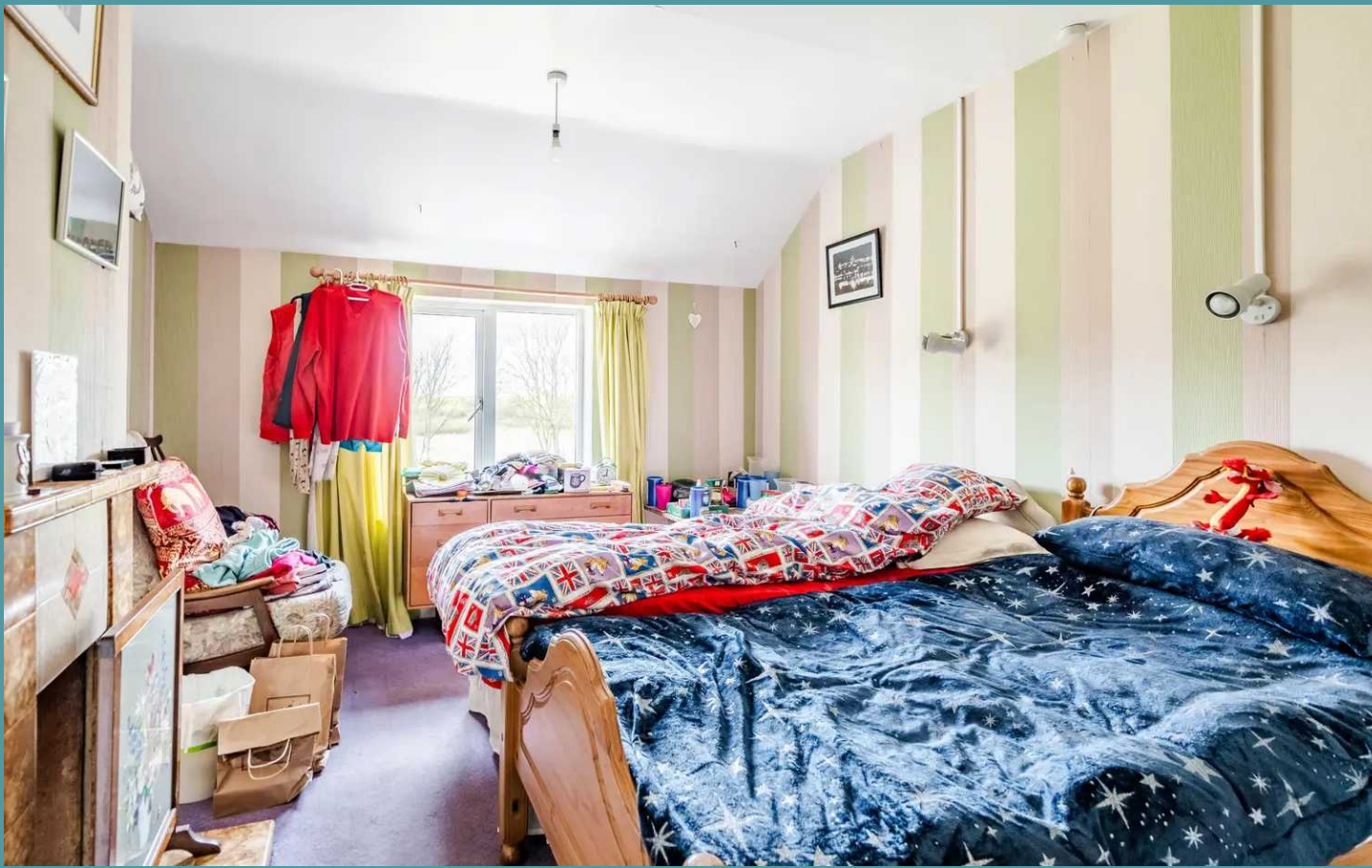
Kessingland, Lowestoft

This inviting home features a spacious living room, separate dining room leading to a sunroom, and a well-equipped kitchen with a ground-floor WC and utility room. Upstairs, three large bedrooms share a bathroom. The good-sized garden with a lawn and off-road parking completes this comfortable property.

THE LOCATION

Kessingland is a sought after village, nestled into the Suffolk coastline and is the ideal place to enjoy the quiet and explore nature. It has a beach that is growing, protected from erosion by a combination of shingle and maram grass that was planted by author H. Rider Haggard, who spent his Summers here. Enjoy a walk on the beach keeping the sea on your left and after 400 meters you'll arrive at Benacre National Nature Reserve, ideal to watch migrating birds in spring and autumn. There are a handful of local amenities and leisure facilities including shops, post office, tea rooms, restaurants and the famous Africa Alive zoo! Local transport links provide easy access into the town of Lowestoft (6.5 miles) and Great Yarmouth (15 miles) where you can find a wider range of facilities and Railway links.





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THE PROPERTY

Upon entering, you are greeted by a spacious living room adorned with plush carpeting underfoot, providing a welcoming ambiance. With ample room for furniture and a large window to the front, this area serves as the perfect setting for relaxation. The house flows effortlessly into a dedicated dining room that seamlessly leads into a sunroom, offering versatile usage options to suit your lifestyle needs. The property includes a well-appointed kitchen with ample storage space, creating a functional and organised environment for your cooking needs. Completing the ground floor are a convenient WC and utility room, adding practicality and convenience to the living space.



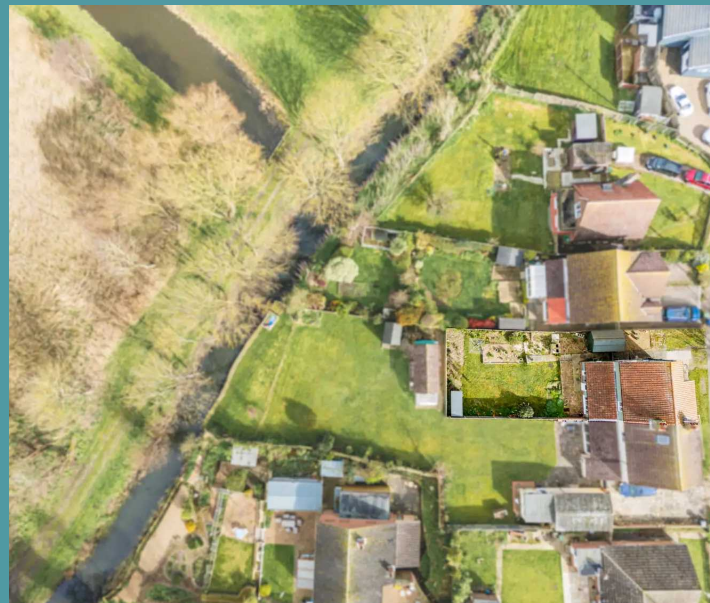
Ascend the staircase to discover three generously proportioned bedrooms, each offering ample space to accommodate your personal requirements and preferences. The three-piece suite bathroom serves the bedrooms, providing for your daily self-care routines.



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Outside, a lovely garden of generous size greets you, featuring a sprawling lawn that is ideal for outdoor gatherings and entertaining during the warmer months. Furthermore, off-road parking is available to the front of the property, ensuring convenience and ease of access for residents and visitors alike.

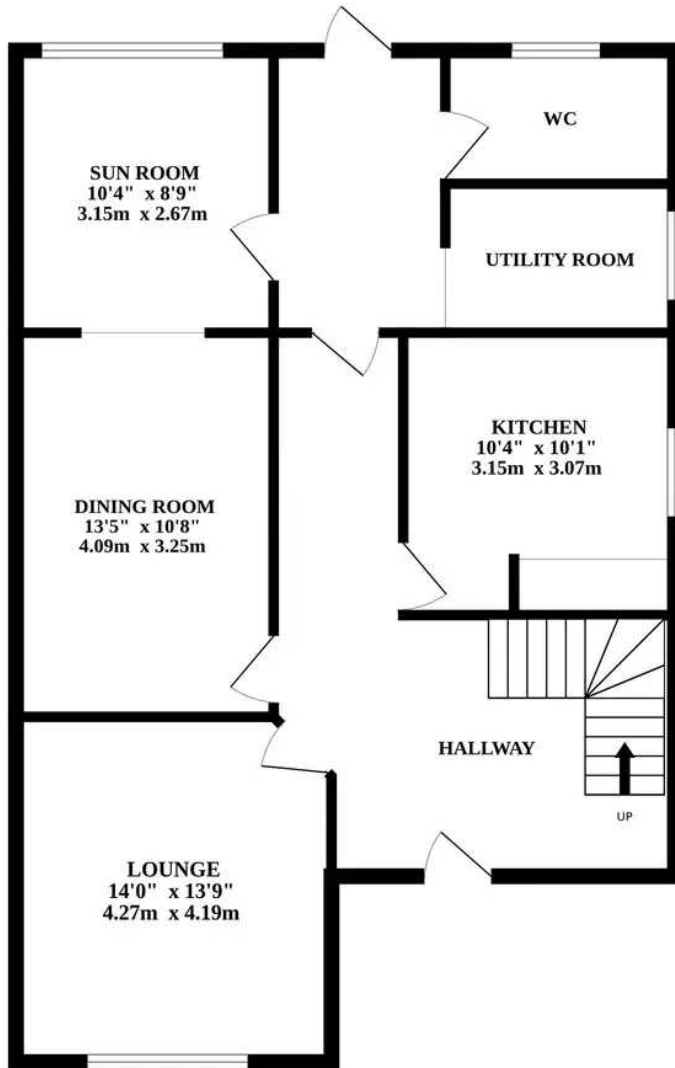


AGENTS NOTE

We understand this property will be sold freehold connected to all mains services.

Council Tax Band - C

GROUND FLOOR



1ST FLOOR

