



22 Church Road, Kessingland

In Excess of £425,000

## 22 Church Road

Kessingland, Lowestoft

This extended detached residence stands as a testament to exquisite living, located within the heart of Kessingland. As you approach this beautiful family home, its modern exterior hints at the impeccable interior that lies within. With its open-plan layout, versatile living spaces, and prime location, it represents a unique opportunity for those seeking the ultimate in family living. Don't miss your chance to make this exceptional property your own and experience the joys of living in a thriving community.

### LOCATION

Kessingland is a wonderful village nestled along the serene Suffolk coastline. Its idyllic setting and growing beach is protected by the harmonious interplay of shingle and marram grass planted by the illustrious H. Rider Haggard, beckon visitors to indulge in the tranquillity of the coastal wonders. A delightful stroll along the sandy shoreline leads you to the captivating Benacre National Nature Reserve, a haven for avid birdwatchers seeking the spectacle of migrating avian visitors during the spring and autumn seasons.

Kessingland provides all the essential amenities one could desire, from charming local shops and a welcoming post office to quaint tea rooms, delightful restaurants and Africa Alive Zoo. With convenient transport links to nearby towns like Lowestoft and Great Yarmouth, Kessingland offers the perfect fusion of seclusion and accessibility.





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Showcasing a recent renovation, this property exudes a contemporary design that is perfect for the modern family lifestyle. The open-plan kitchen/dining/living room is the focal point, offering a seamless flow of space that is ideal for both intimate family gatherings and hosting occasions. It is well-equipped with high-quality fixtures and fittings, including base units and integrated appliances to enhance your cooking experience.

Functionality meets style with the inclusion of a utility/shower room and a pantry for added storage convenience. Positioned at the front of the residence is a versatile reception room that can easily adapt to a snug, office, playroom, or additional bedroom.

Ascend to the first floor where four thoughtfully designed bedrooms await, each thoughtfully designed to offer relaxation and privacy. A family shower room comprises of a three piece suite, while a convenient WC adds an extra layer of convenience.





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Step outside to the south west facing garden, offering endless possibilities for outdoor activities and enjoyment. It is primarily laid to lawn, with a patio area for your outdoor seating arrangements. The addition of a wooden shed is ideal for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. Practicality meets convenience with a driveway that provides ample off-road parking for multiple vehicles, ensuring that coming home is always a stress-free experience. An EV charging point further enhances the property's eco-friendly credentials, catering to the needs of the modern homeowner.

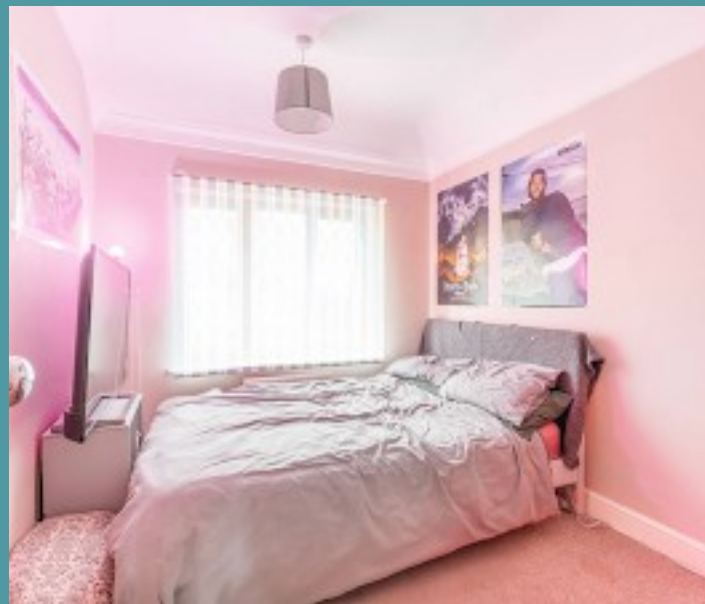
### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D





## 22 Church Road

Kessingland, Lowestoft

- Extended detached residence in the heart of Kessingland
- Beautiful family home with spacious and versatile accommodation
- Recently renovated with modern interior throughout
- Open-plan kitchen/dining/living room - High quality fixtures and fittings
- A functional utility/shower room & a pantry for additional storage
- Versatile reception room with the potential to be a snug, office, playroom or bedroom
- Four bedrooms, a family bathroom & a convenient WC
- South west facing garden offering endless possibilities for outdoor activities and enjoyment
- Driveway providing ample off-road parking & a EV charging point
- In close proximity to all local amenities and natural surroundings



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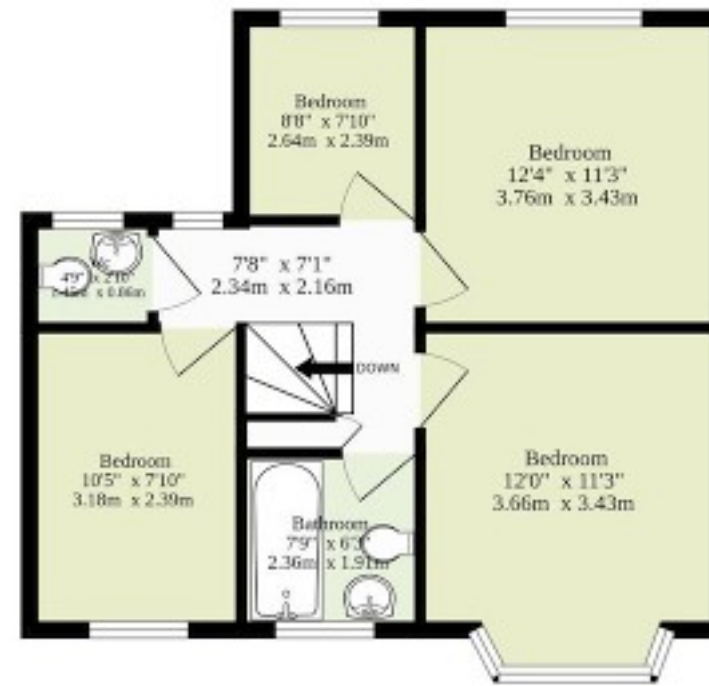
Kessingland, Lowestoft



Ground Floor  
1002 sq.ft. (93.1 sq.m.) approx.



1st Floor  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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