



24 Hall Road, Kessingland

Guide Price £220,000 - £230,000

24 Hall Road

Kessingland, Lowestoft

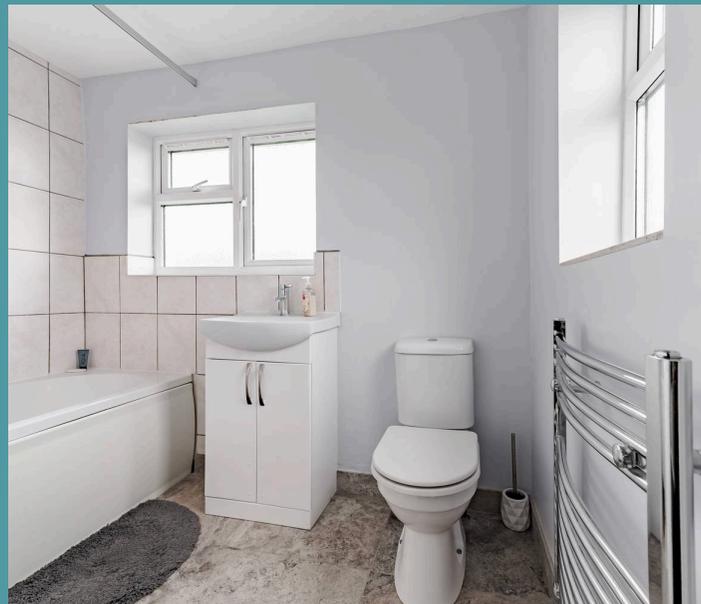
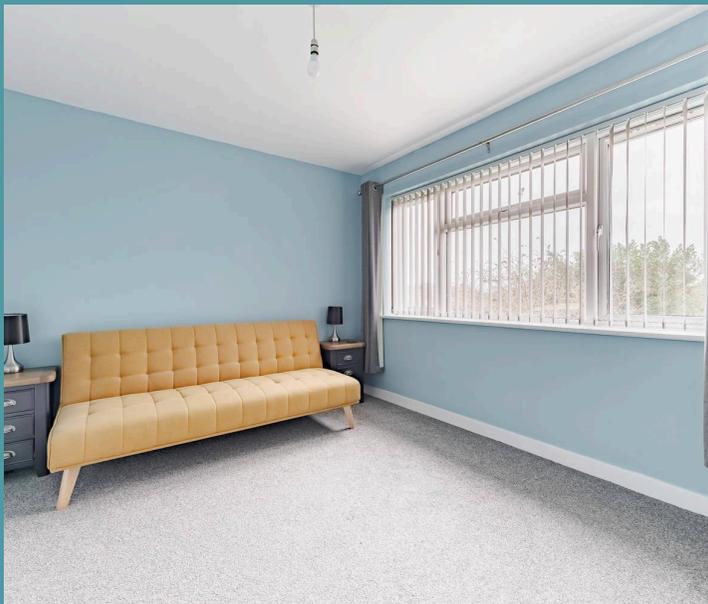
Beautiful family home or first time buy in the coastal village of Kessingland. The end-terrace home highlights spacious and flexible accommodation that can adapt to your own preferences and style. Showcasing a light-filled sitting room, an equipped kitchen, two double bedrooms, a family bathroom and a maintained garden, with a versatile outbuilding. It is an ideal choice if you are looking for a home that has potential, ready for you to make it your own.

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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As you step into this end-terrace residence, you are greeted by a welcoming ambience that seamlessly combines comfort with style. The property has a flexible layout that can effortlessly adapt to your personal preferences and lifestyle needs, perfect for family living.

The heart of the home is the spacious sitting room, flooded with an abundance of natural light that pours in through large windows, creating a bright and airy atmosphere that is perfect for relaxation or entertaining guests. Adjacent to the sitting room, is a well-equipped kitchen, fitted with wall and base units, integrated appliances and plenty of storage space, to be able to cook your favourite meals.

Ascending the stairs, you will find two generously proportioned bedrooms, each thoughtfully designed to offer relaxation and privacy. A family bathroom serves the household, comprising of a modern three piece suite, suitable for your daily routines.

Outside, you'll discover a maintained enclosed garden that is predominantly laid to lawn, with a patio area for your outdoor seating arrangements. A highlight of the exterior is the versatile outbuilding, presenting a range of possibilities to suit your individual needs. Whether utilised as a home office, additional accommodation, or a garden entertainment room. A driveway provides off-road parking for convenience and ease.

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Agents Notes

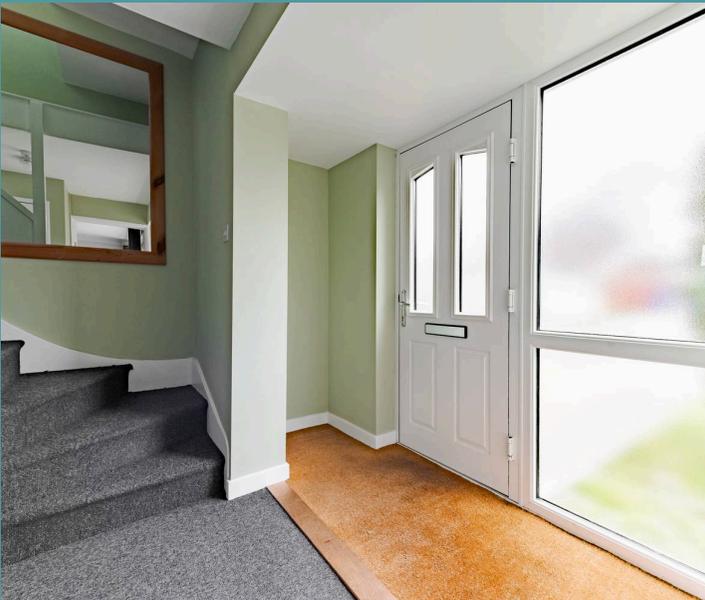
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

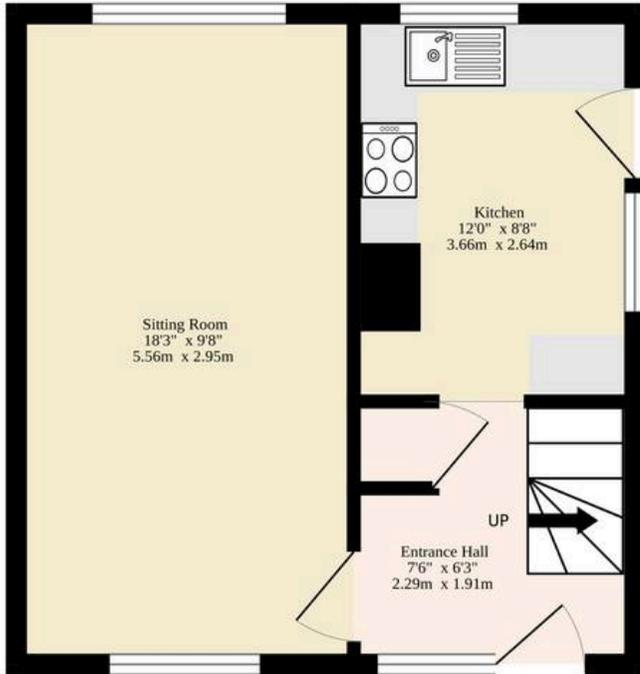
Heating system - Gas central heating.

Council Tax Band: B

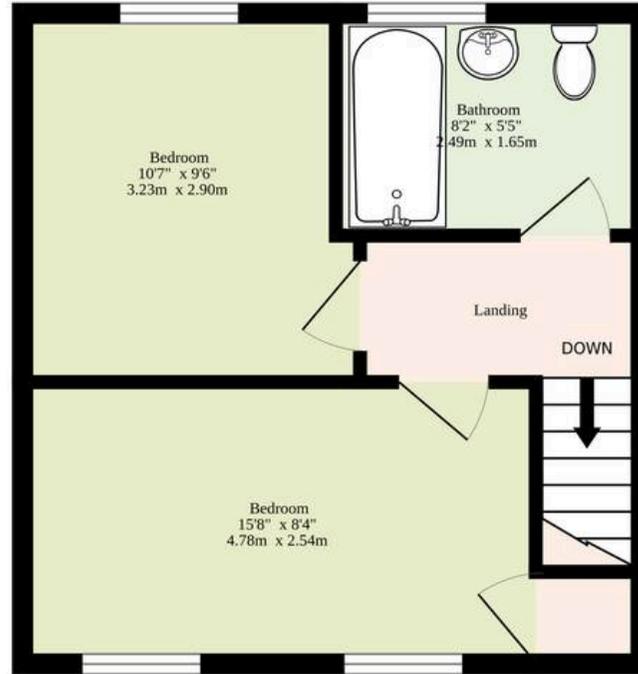
- End-terrace residence in the coastal village of Kessingland
- Perfect for a small family or first time buyers, with flexible accommodation that can adapt to your own preferences and style
- Large sitting room for relaxation and entertaining, filled with an abundance of natural light
- Kitchen with wall and base units, integrated appliances and plenty of storage space
- Two generous size bedrooms and a family bathroom
- Maintained garden that is fully enclosed for privacy
- Versatile outbuilding with the potential to be a home office, additional accommodation or a garden entertainment room
- Driveway providing off-road parking
- Close to local shops, healthcare facilities, schools, bus routes and the coast



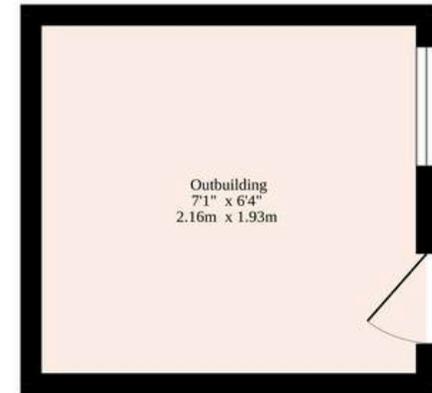
Ground Floor
332 sq.ft. (30.8 sq.m.) approx.



1st Floor
303 sq.ft. (28.1 sq.m.) approx.



Outbuilding
45 sq.ft. (4.2 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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