



256 Church Road, Kessingland
£350,000

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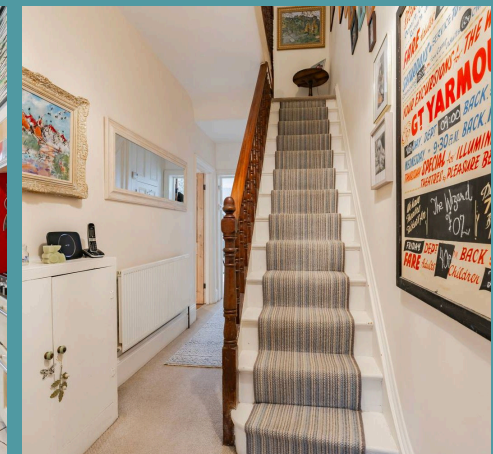
Kessingland, Lowestoft

Sitting just a stones throw away from Kessinglands beautiful beach, with field views at the rear, this traditional mid-terrace residence ticks all the boxes for those wanting a quiet and comfortable lifestyle. Obtaining the properties original character features including stained glass windows, decorative fireplaces and high ceilings with recently installed sash windows. A highlight of the home is its versatile outbuilding with maisonette, suitable for someone looking to work from home. Don't miss the chance to acquire this stunning residence within a desirable location.

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.





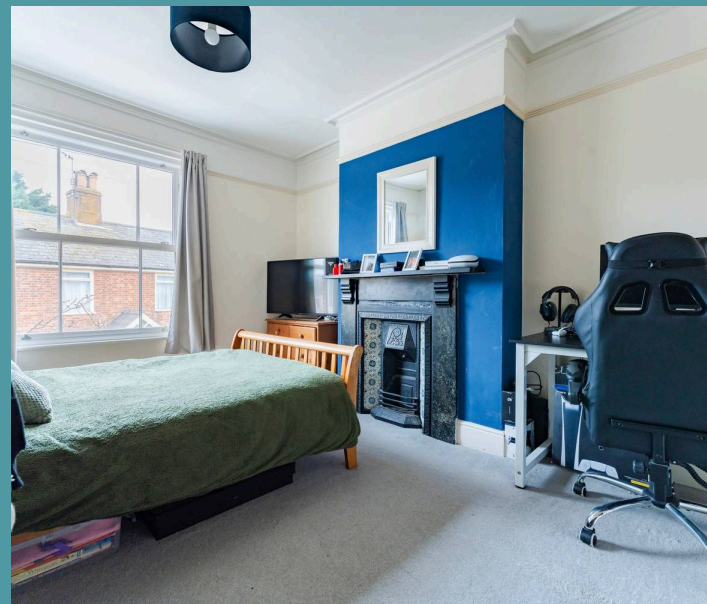
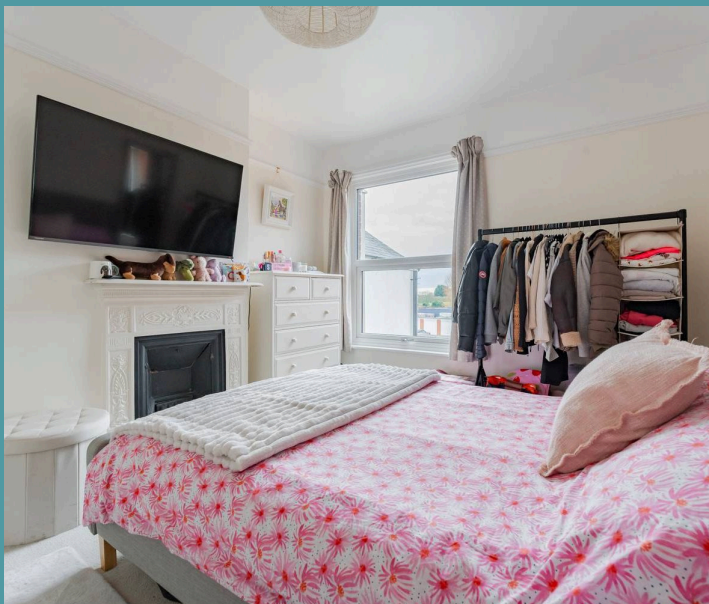
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Welcome through the stained glass front door, into a beautifully curated family home that effortlessly combines modern comforts with the property's original character features. The two reception rooms exude warmth and elegance, each accentuated by traditional decorative fireplaces that invite you to relax and host casual dining with loved ones.

The heart of the home lies in the kitchen/breakfast room, fitted with wall and base units, alongside a cooker to be able to cook your favourite home cooked meals. Offering plenty of storage, areas for your laundry essentials and counter-top space for meal preparation.

Venture upstairs you will encounter three double bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a dressing room, playroom or guest room, depending on your own requirements. The bathroom comprises of a three piece suite, accommodating all residents in the household.





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Towards the rear is a low maintenance garden, that is well-maintained by the current owners. It is predominately shingle with a winding pathway to the back gate, where you will find a driveway providing off-road parking. A versatile outbuilding includes a maisonette and WC, making it ideal for those seeking a dedicated workspace or studio.

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





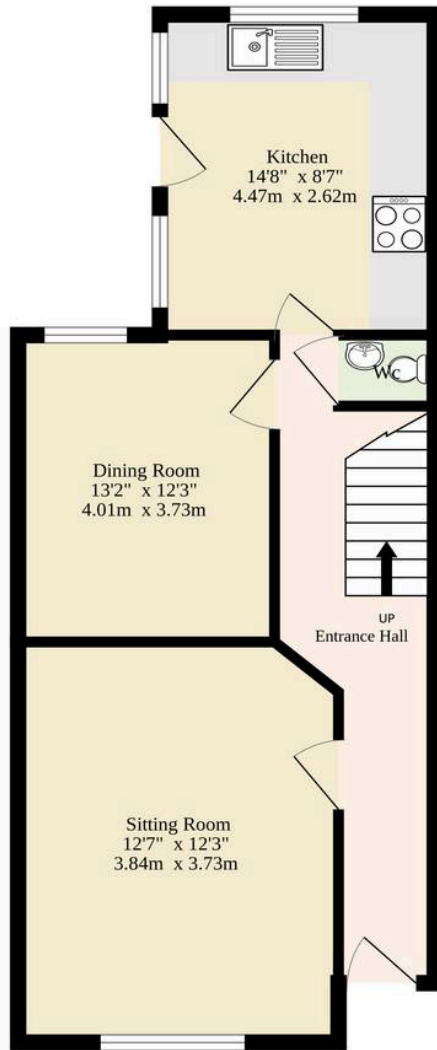
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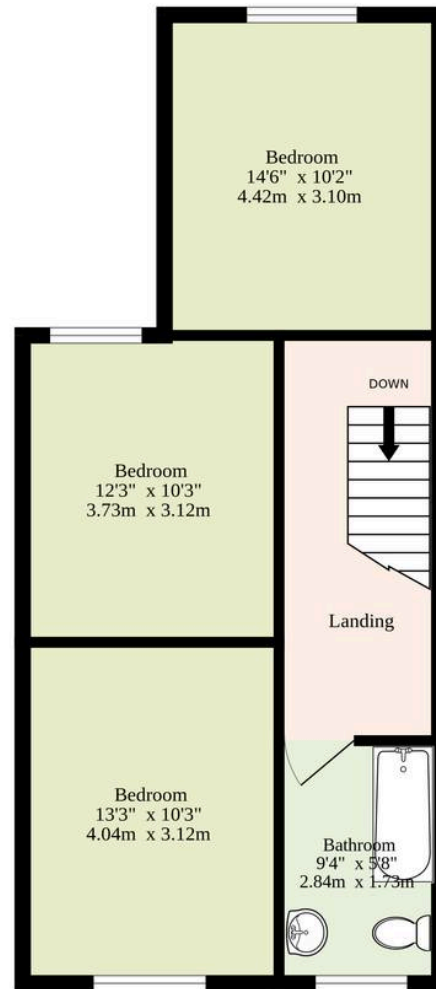
- Traditional mid-terrace residence in the coastal village of Kessingland
- Stones throw away from the beach, with field views at the rear of the property
- Beautiful family home obtaining the properties original character features
- Two welcoming reception rooms accentuated by decorative fireplaces
- Kitchen/breakfast room with plenty of storage space available
- Three double bedrooms & a family bathroom
- Low maintenance garden that is fully enclosed for privacy
- Versatile outbuilding with a maisonette and WC, suitable for someone looking to work from home
- Driveway providing off-road parking
- New sash windows recently installed, boiler still under warranty



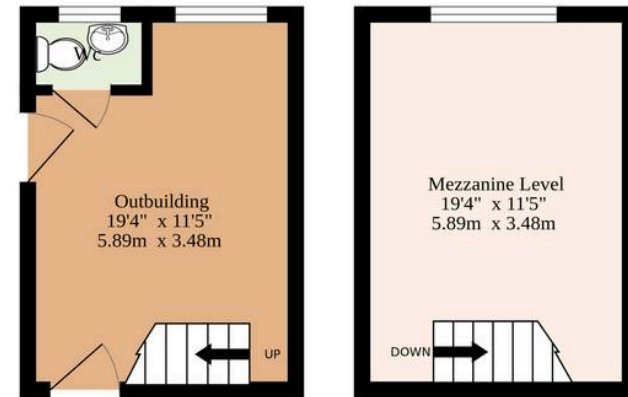
Ground Floor
474 sq.ft. (44.0 sq.m.) approx.



1st Floor
563 sq.ft. (52.3 sq.m.) approx.



Outbuilding
461 sq.ft. (42.8 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 1500sq.ft. (139.4 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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