



## 44 Hall Road, Kessingland

Offers in Region of £280,000

# 44 Hall Road

Kessingland, Lowestoft

Situated in the coastal village of Kessingland, a charming detached bungalow awaits its new owners. An ideal home for those looking to downsize without compromising on comfort and convenience. With its wonderful layout, well-appointed interiors, and prime location, this property is one you would not want to miss out on!

## 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.





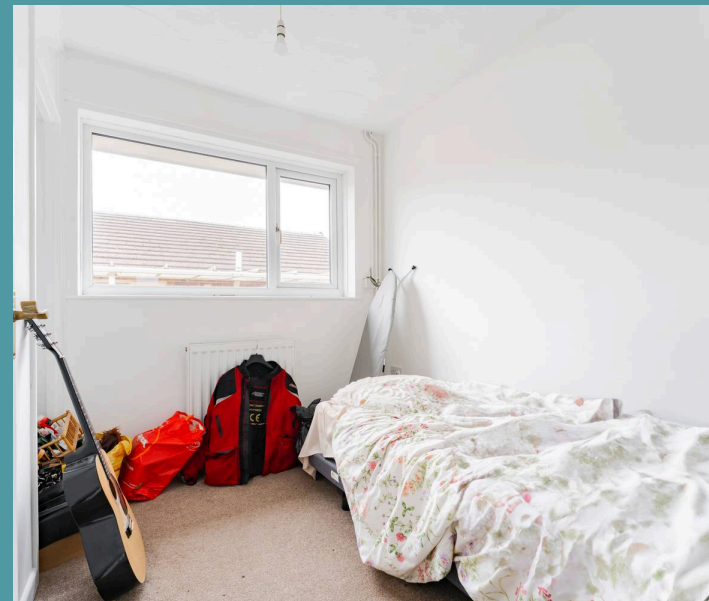
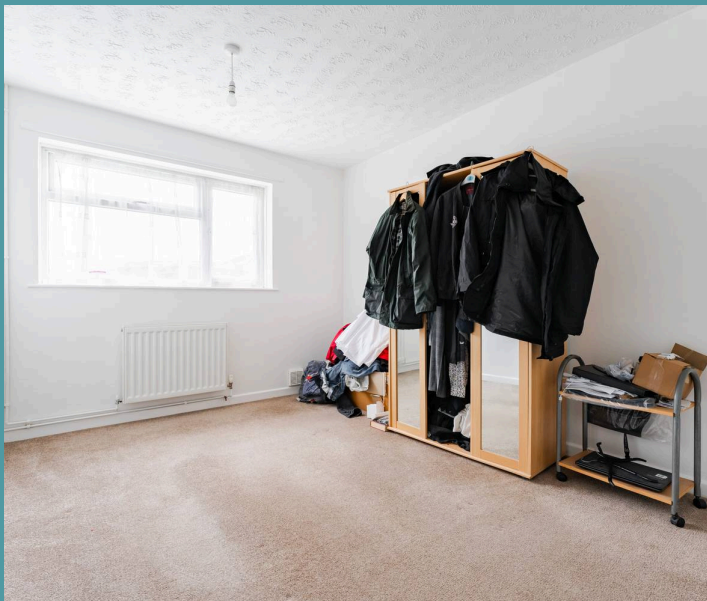
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Stepping inside, you are greeted by a welcoming entrance hall. Positioned at the front of the residence is an inviting open-plan sitting/dining room filled with an abundance of natural light, creating a warm and welcoming ambience that perfect for relaxing with loved ones. The kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation.

The accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a study, dressing room or a guest bedroom, depending on your own requirements. The shower room comprises of a three piece suite, accommodating all residents in the household.

Beyond the interiors, the allure of this property extends to the outdoors, where a well-maintained garden awaits. Fully enclosed for privacy and seclusion, it is perfect for garden activities, relaxing or outdoor dining, with the addition of a summerhouse. Practicality meets convenience with a driveway providing off-road parking for multiple vehicles, ensuring that residents and guests alike enjoy hassle-free access to the property, along with a garage for your storage options.





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### AGENTS NOTES

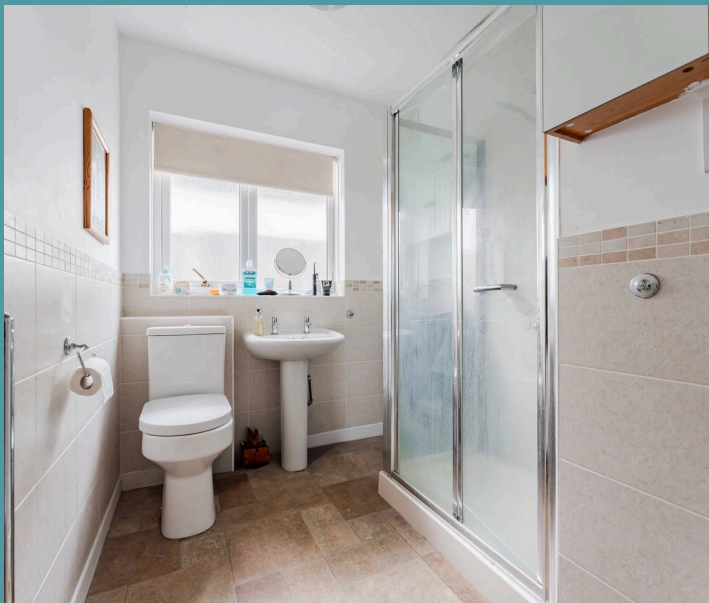
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

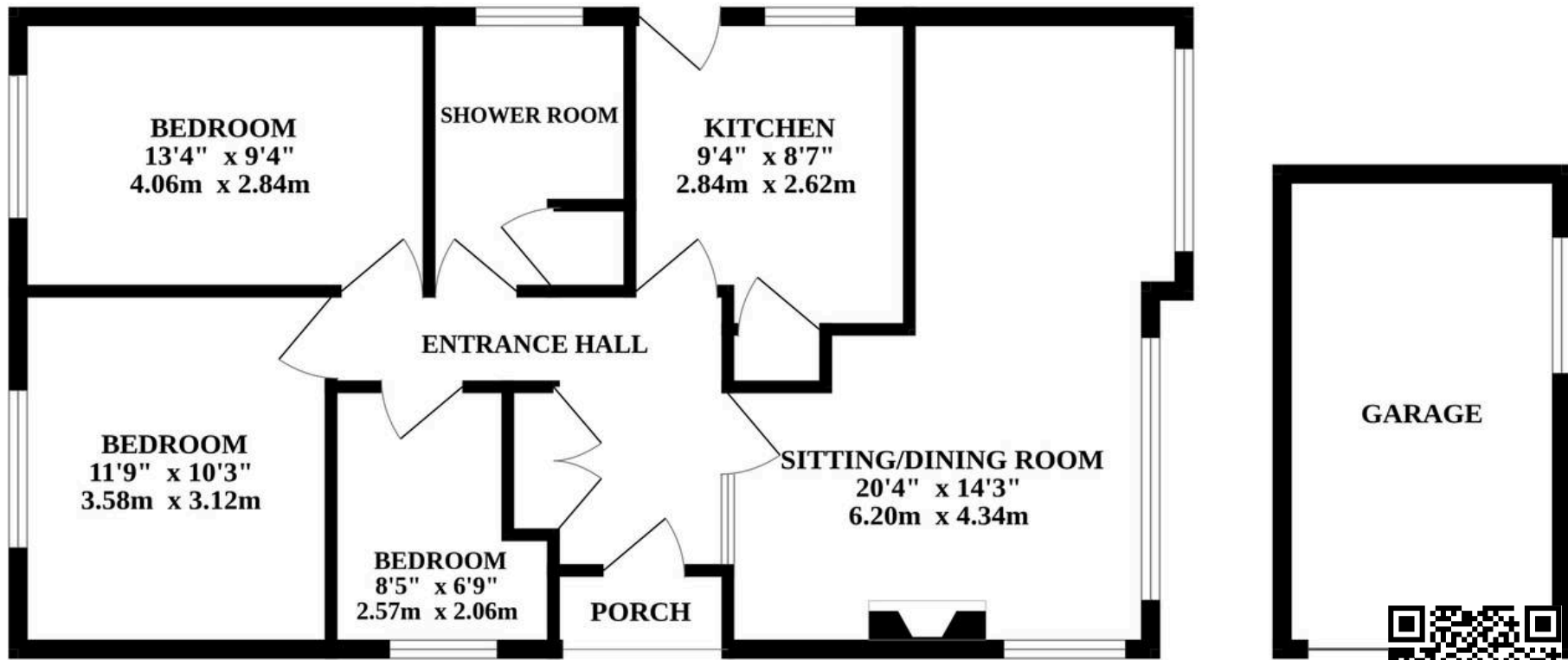
Heating system - Gas central heating

Council Tax Band: C

- Charming detached bungalow
- Suitable for someone looking to downsize
- Short distance away from the coast in the popular village of Kessingland
- Open-plan sitting/dining room - Filled with an abundance of natural light
- Fitted kitchen to be able to cook your favourite meals
- Three bedrooms & a shower room
- Well-maintained garden - Fully enclosed for privacy
- Driveway providing off-road parking & a garage
- In close proximity to all local amenities and natural surroundings



# GROUND FLOOR



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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