



3 High Street, Kessingland
£425,000

3 High Street

Kessingland, Lowestoft

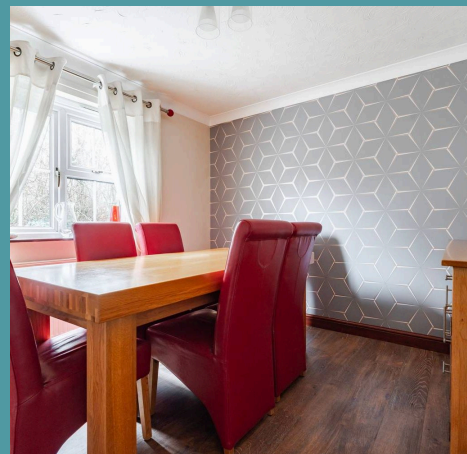
Quiet village living in Kessingland, this four-bedroom home offers an abundance of space and modern upgrades. The ground floor features generous living areas, including a sitting room, separate dining room and a bright conservatory, creating an ideal space for both family time and entertaining. The kitchen's dual-aspect design flows seamlessly into the utility room, while a transformed garage provides a stylish garden room and bar area. Practical additions, such as a water softener and smart-controlled heating system, enhance daily living. A private rear garden and off-road parking add to the convenience and appeal of this fantastic home.

The Location

Kessingland is a wonderful village nestled along the serene Suffolk coastline. 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.

The home is conveniently located near several esteemed local schools. Carlton Colville Primary School, rated "outstanding" by Ofsted, is only a 5-minute drive away. Saint Felix School, a distinguished private school, provides seaside education for both boarders and day pupils, from nursery through sixth form.





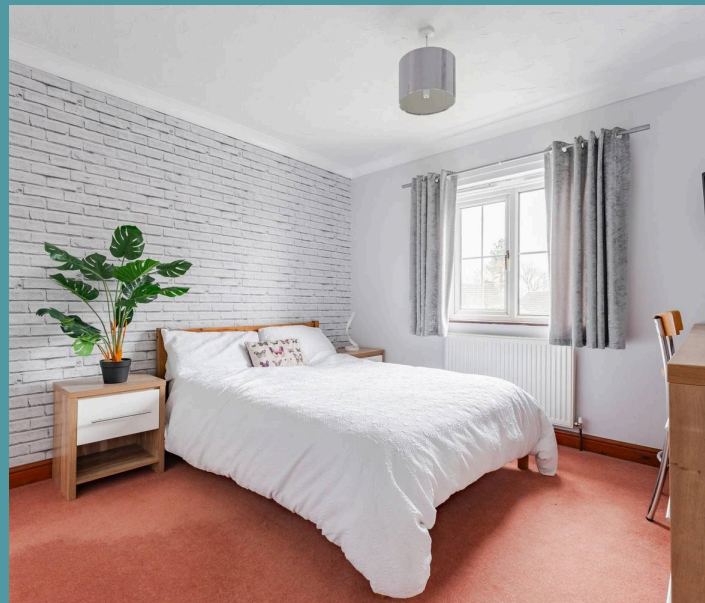
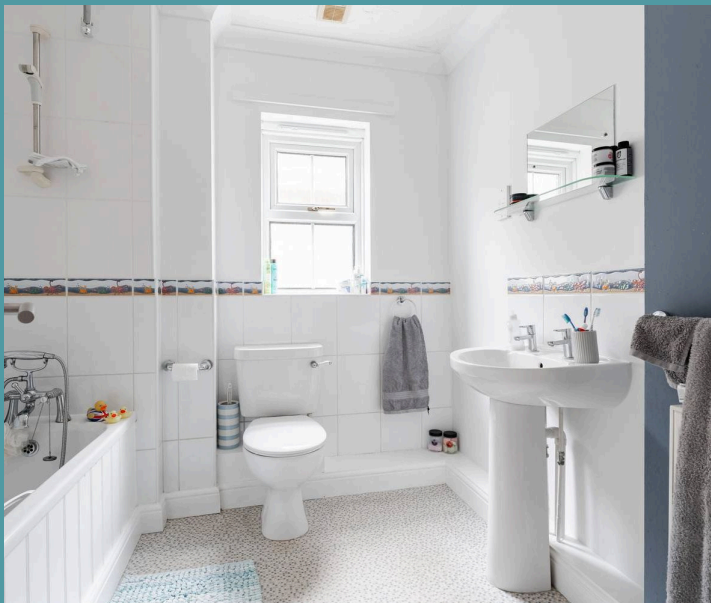
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High Street

Tucked away in a quiet spot in Kessingland, this spacious four-bedroom home is perfect for a growing or established family, offering an abundance of ground-floor living space and a versatile layout. The ground floor is designed for both everyday life and entertaining, featuring a welcoming sitting room, a separate dining room and a bright conservatory that floods the space with natural light. The kitchen has a sleek, modern look with monochrome fixtures, a dual-aspect design that enhances the sense of space, and a cohesive flow into the nearby utility room.

A ground-floor WC adds extra convenience, while the home benefits from a smart-controlled heating system and a water softener. One of the standout features is the extended living space—what was once a garage has been transformed into a stylish garden room and bar area, perfect for socialising, while still retaining useful garage storage at the front.





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Upstairs, four generous bedrooms offer plenty of built-in storage, with the master benefitting from its own en-suite, alongside a well-appointed family bathroom to ease those busy mornings.

The rear garden is private and not overlooked, with a mix of lawn, mature shrubs, and a patio area, ideal for relaxing or entertaining.

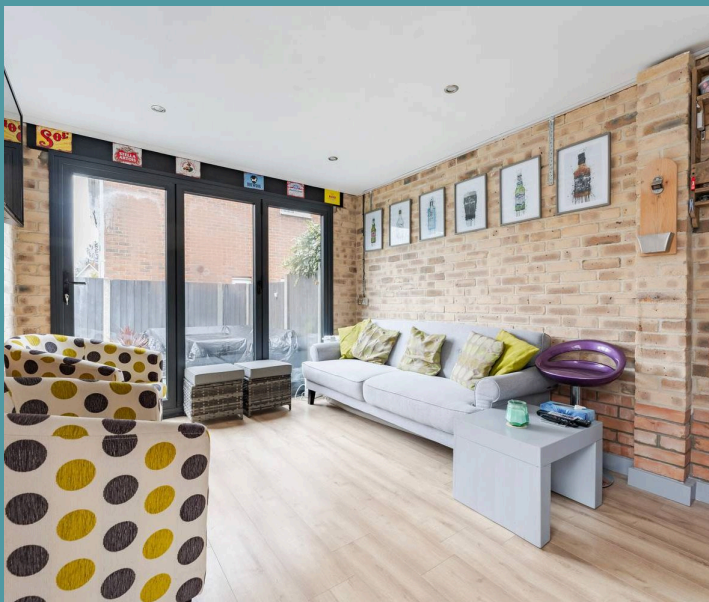
Bi-fold doors from the garden room and french doors from the conservatory connect seamlessly to the outdoor space, bringing the outside in.

To the front, off-road parking adds further practicality. A fantastic home offering space, flexibility, and modern comforts in a sought-after location.

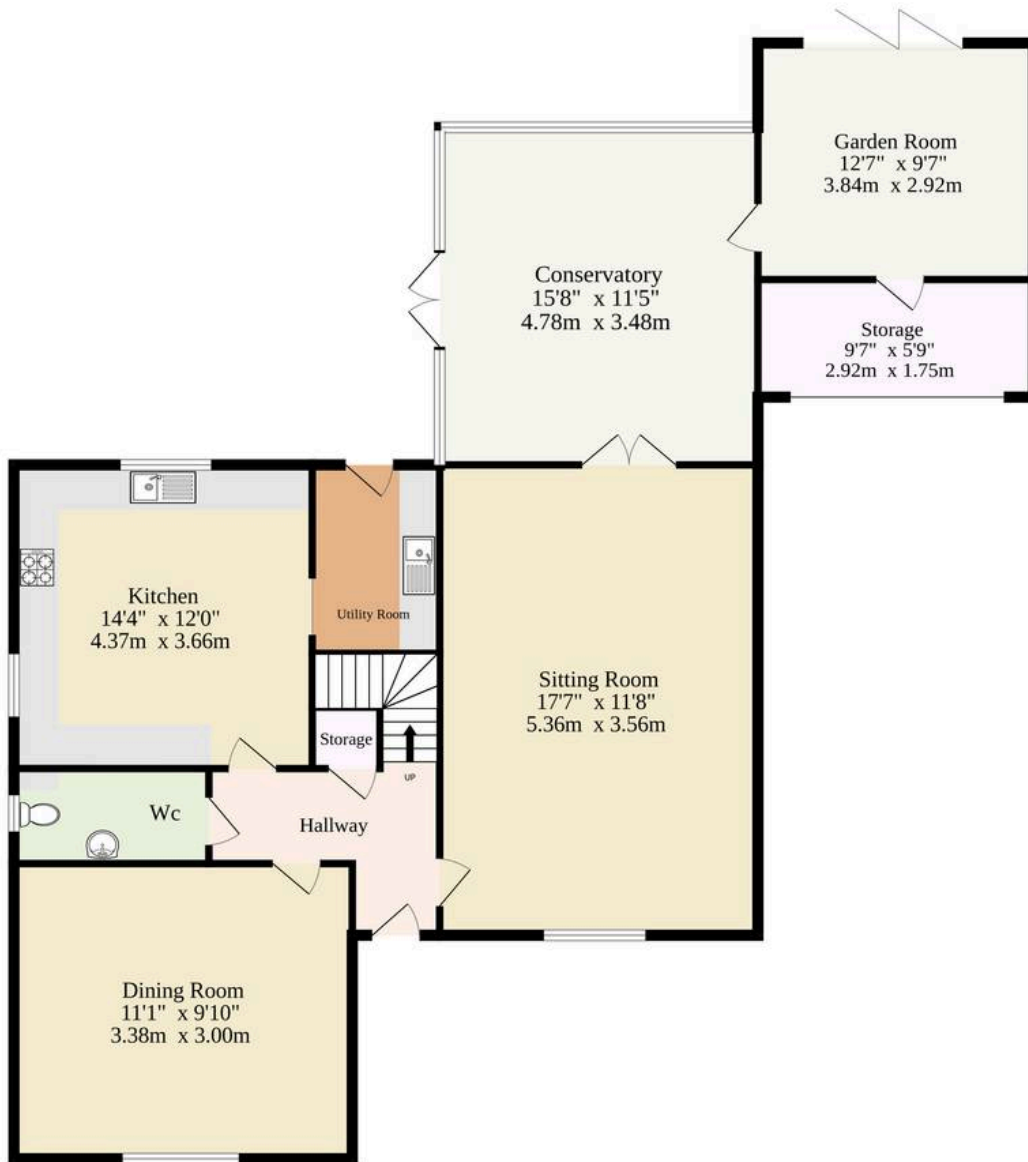
Agents Note

Sold Freehold

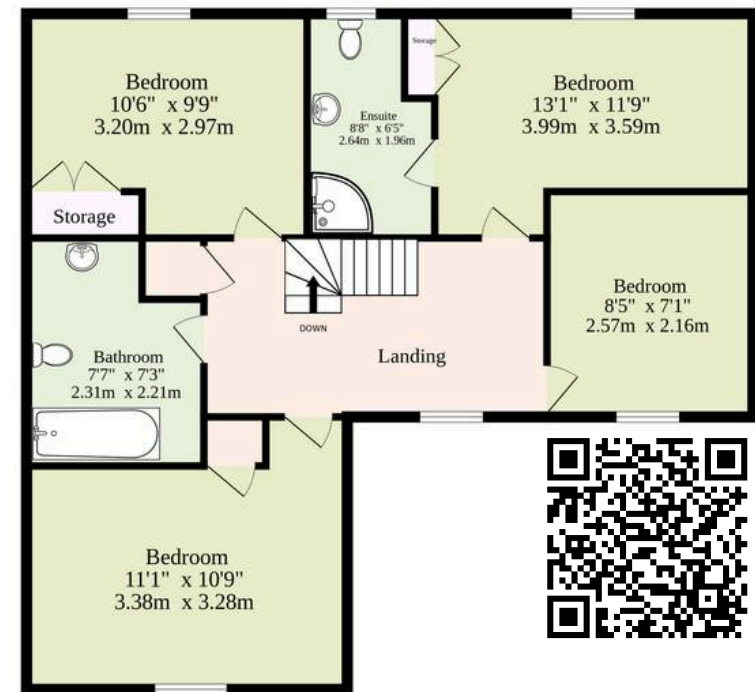
Connected to all mains services



Ground Floor
1012 sq.ft. (94.0 sq.m.) approx.



1st Floor
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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