



2 Smith Crescent, Kessingland

Guide Price £240,000 - £250,000

2 Smith Crescent

Kessingland, Lowestoft

Experience the epitome of comfortable living in this delightful detached bungalow, sitting on a generous size plot, thoughtfully designed to offer everything you need on a single floor. Nestled in the coastal village of Kessingland, in close proximity to all local amenities and natural surroundings. With the convenience and ease of single-level living, this property benefits from a sitting room, kitchen, bathroom and three bedrooms, one has the versatility to be a dining room if required. Externally you will find a driveway, garage and well maintained gardens.

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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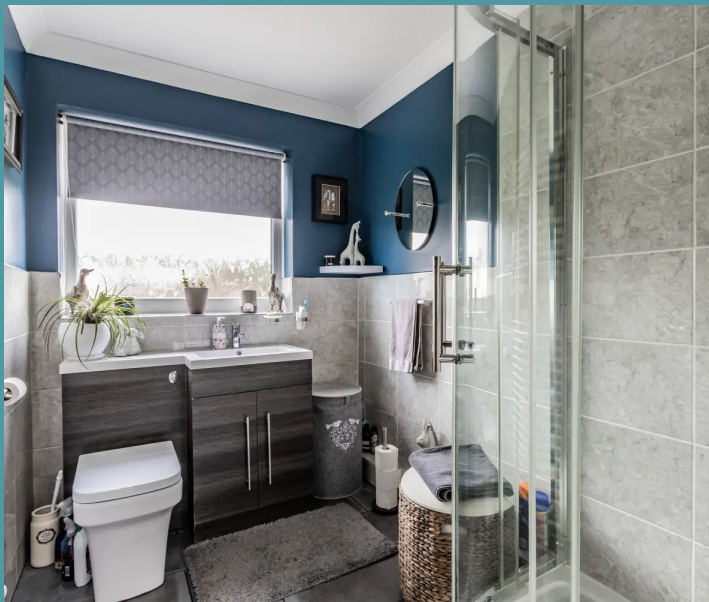
Upon arrival to this charming bungalow is a driveway providing off-road parking for all family members and visitors, whilst the garage offers additional parking or extra storage space. You are immediately drawn to the size of plot, with its sizeable front garden, boarded by a range of plants and shrubbery.

Step inside where you are instantly greeted by a welcoming entrance hall, allowing access into all rooms. Positioned at the front of the property is a spacious sitting room, where you can showcase your comfortable furniture and decorative items. The kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage space and under-counter areas for your laundry goods.

This property benefits from three bedrooms, designed to offer you relaxation and privacy. The third bedroom has the versatility to be a dining room, study, or storage space. The bathroom comprises of a three piece suite, accommodating all family members and guests.

Immerse yourself into the well maintained garden, primarily laid to lawn, surrounded by plants and hedging. The shingled area is perfect for your outdoor furniture during the summer months. Featuring two wooden sheds, suitable for storing all your garden equipment. Overall this garden is fully enclosed so you can enjoy in seclusion.

AGENTS NOTES





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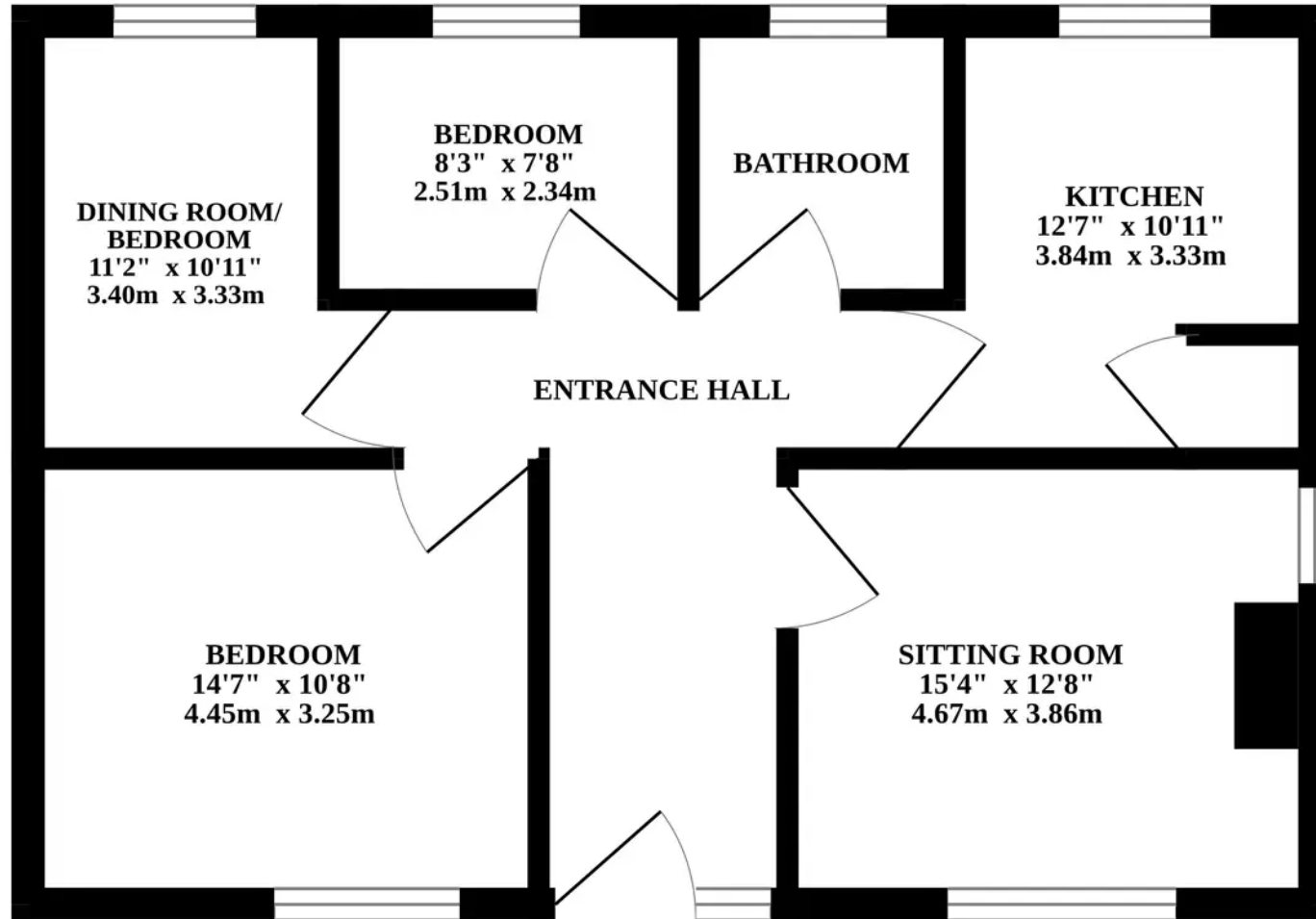
We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas Fired Central Heating

Council Tax Band: C

- END-TERRACE BUNGALOW
- SITTING ON A GENEROUS SIZE PLOT
- EVERYTHING YOU NEED ON A SINGLE FLOOR
- SPACIOUS SITTING ROOM
- FITTED KITCHEN
- THREE BEDROOMS - ONE HAS THE VERSATILITY TO BE A DINING ROOM IF REQUIRED
- THREE PIECE BATHROOM
- WELL MAINTAINED FRONT & REAR GARDENS
- DRIVEWAY & 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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