



55 Peregrine Way, Kessingland

Offers in Region of £230,000

55 Peregrine Way

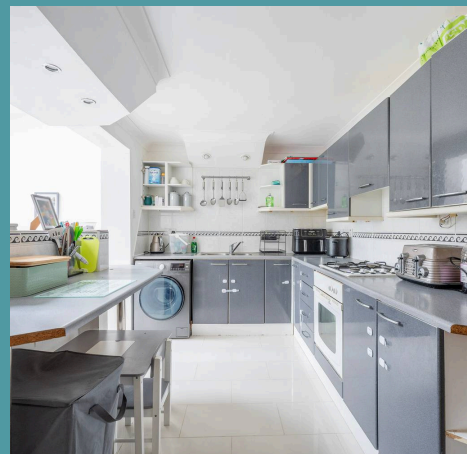
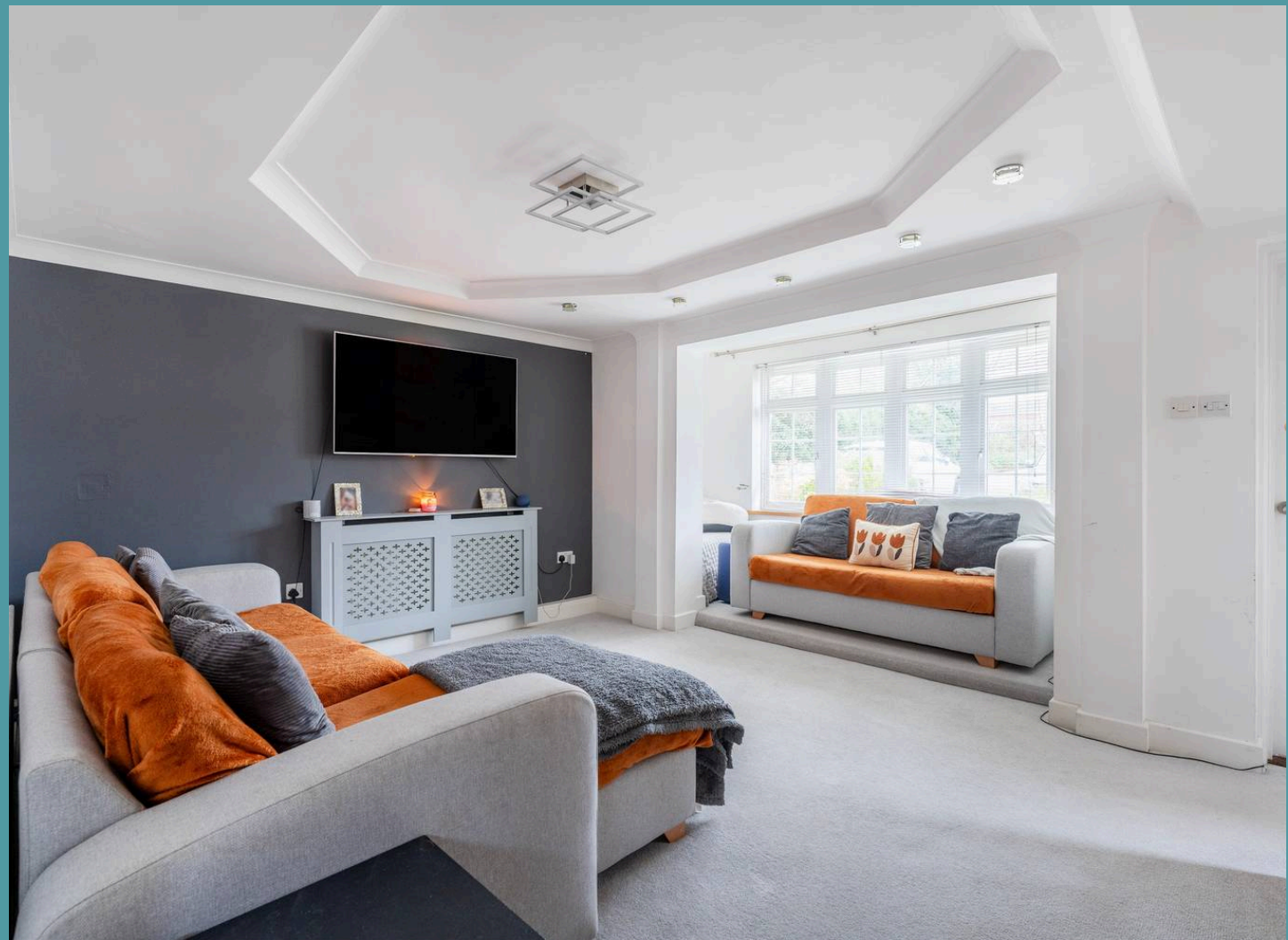
Kessingland, Lowestoft

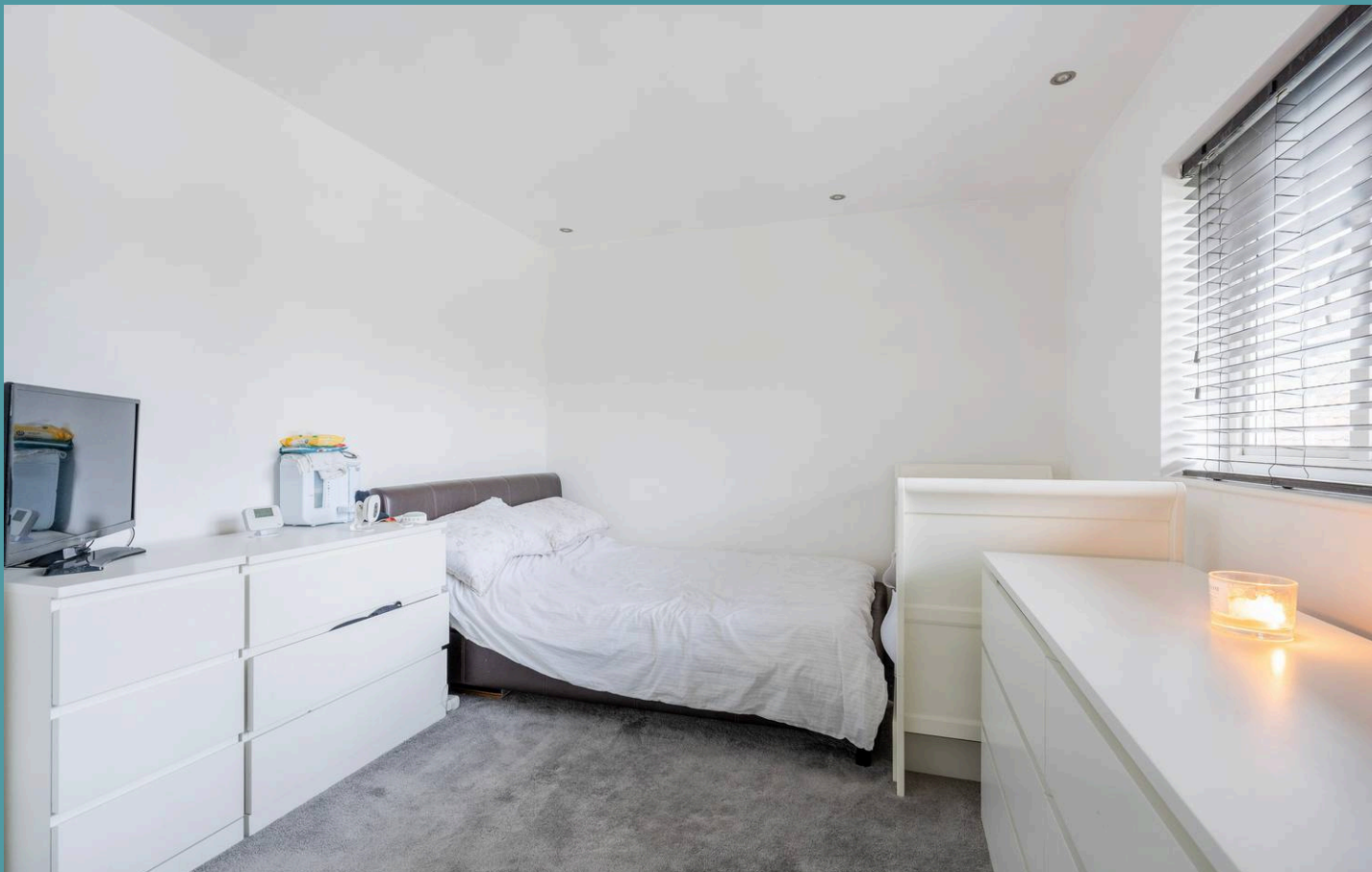
Welcome to this extended semi-detached residence, down a quiet cul-de-sac in the coastal village of Kessingland. Presenting a wonderful opportunity for first time buyers or investors seeking a well-presented home in a sought-after location. With its modern interior, versatile spaces and comfortable accommodation, this beautiful home 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.





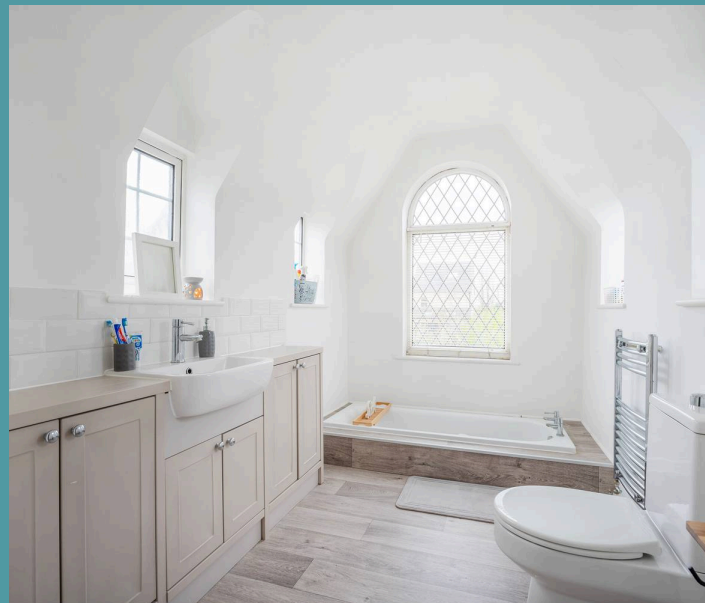
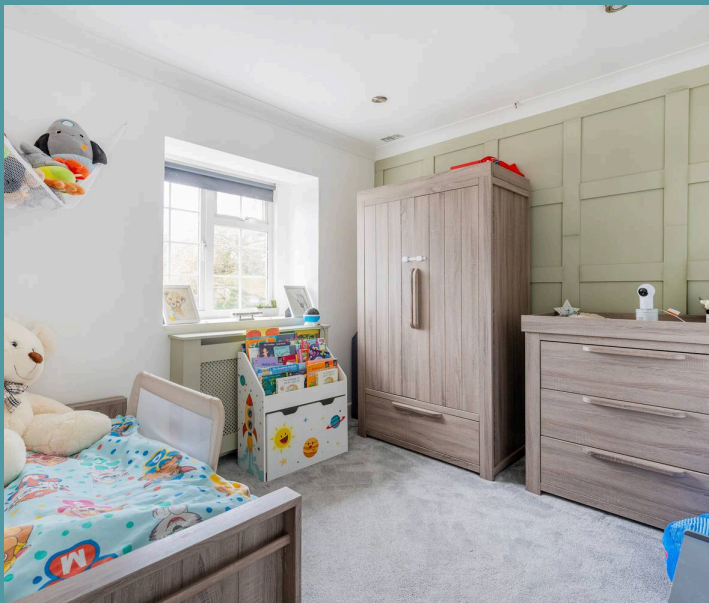
55 Peregrine Way

Kessingland, Lowestoft

This property exudes an inviting atmosphere from the moment you set foot inside. The comfortable sitting room is filled with an abundance of natural light, creating a warm and welcoming ambiance. It is the perfect spot to unwind with loved ones or entertain guests.

At the heart of the home lies an open-plan kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday living. It is well-equipped with modern fixtures and fittings, including wall and base units and integrated appliances, to enhance your cooking experience. Complemented by a versatile room, with the potential to be a playroom, study or utility room, depending on your own requirements.

Ascend to the first floor where you will encounter two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The bathroom completes the upper floor, comprising of a contemporary four piece suite that accommodates all residents in the household.





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Towards the rear is a well-maintained garden, primarily laid to lawn, with a patio area for your outdoor seating arrangements. Positioned at the end of the garden is a storage unit for your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the property you'll find plenty of on-road parking available.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

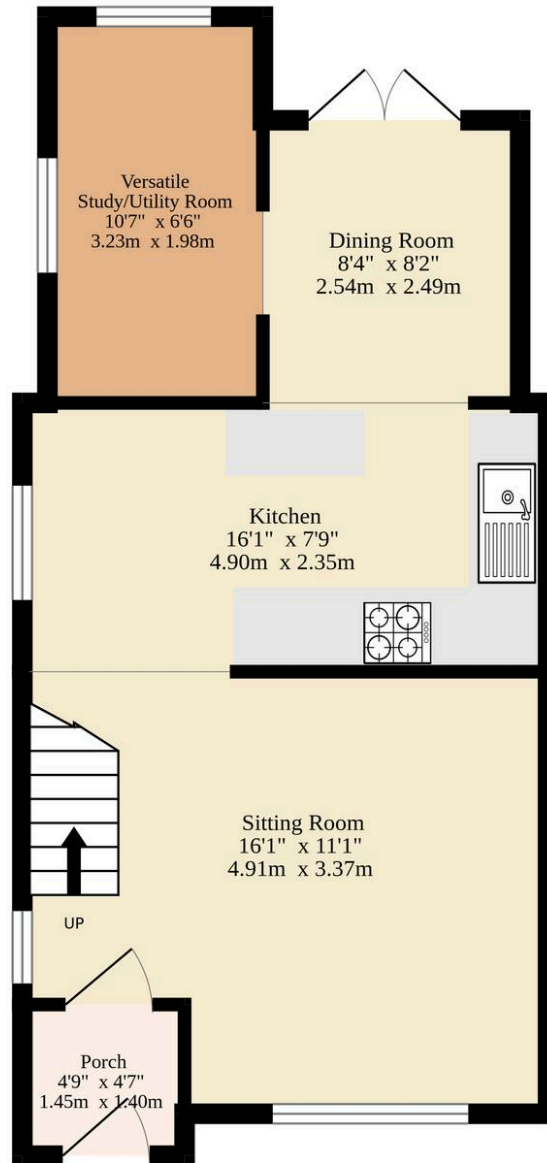
Heating system - Gas central heating.

Council Tax Band: B

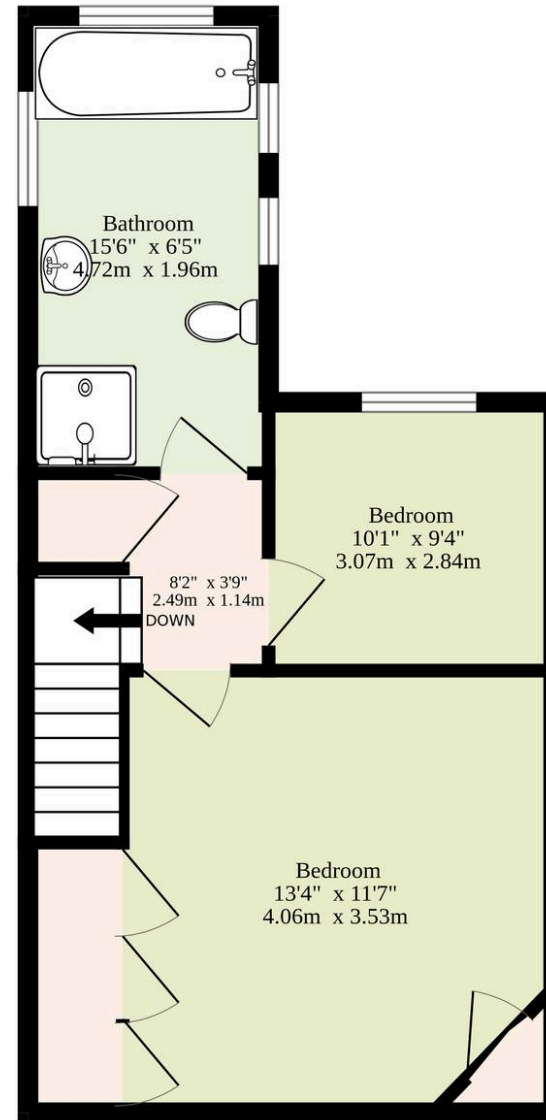


- Extended semi-detached residence down a quiet cul-de-sac
- Perfect first home or investment purchase
- Modern design with a bright and airy interior
- Comfortable sitting room filled with an abundance of natural light
- Open-plan kitchen/dining room, with modern fixtures and fittings
- Versatile room with the potential to be a playroom, study or utility room
- Two double bedrooms & a family bathroom
- Well-maintained garden that is fully enclosed for privacy
- Plenty of on-road parking available
- Situated in the coastal village of Kessingland, within close proximity to all local amenities and natural surroundings

Ground Floor
461 sq.ft. (42.8 sq.m.) approx.



1st Floor
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 839sq.ft. (77.9 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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