



18 High Street, Kessingland

Offers in Region of £240,000



# 18 High Street

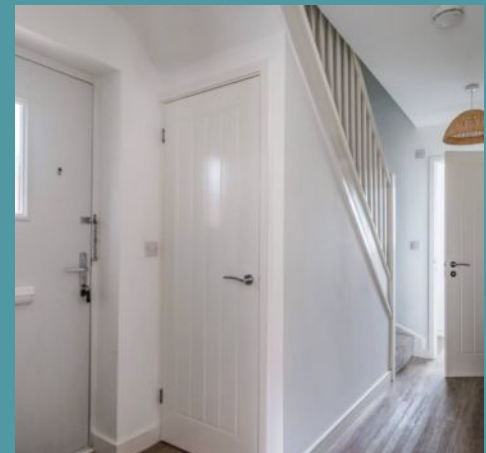
## Kessingland, Lowestoft

This semi-detached new-build residence in the coastal village of Kessingland, presents an exceptional opportunity to acquire a beautiful family home that effortlessly combines comfort and contemporary design. Its light-filled interior that is both bright and airy throughout, highlighting an inviting sitting room, open-plan kitchen/dining room, three bedrooms and a maintained garden. Don't miss the chance to make this stunning home your own and experience living moments away from the coast.

### 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.



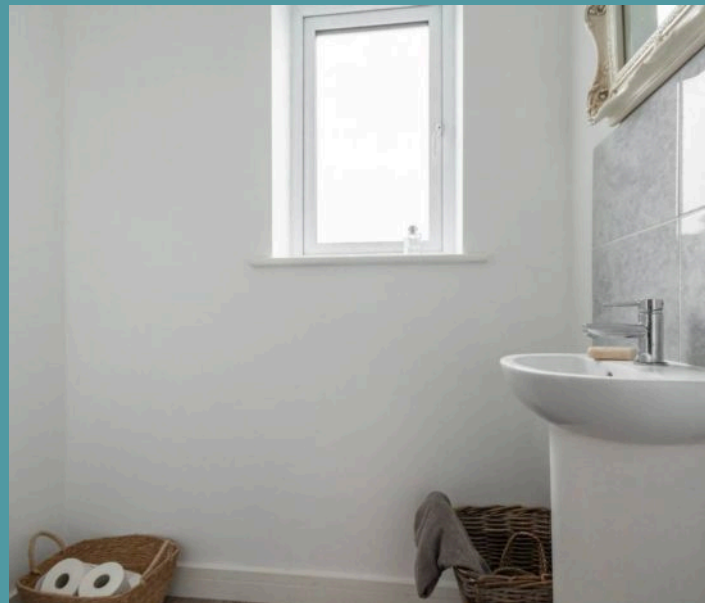
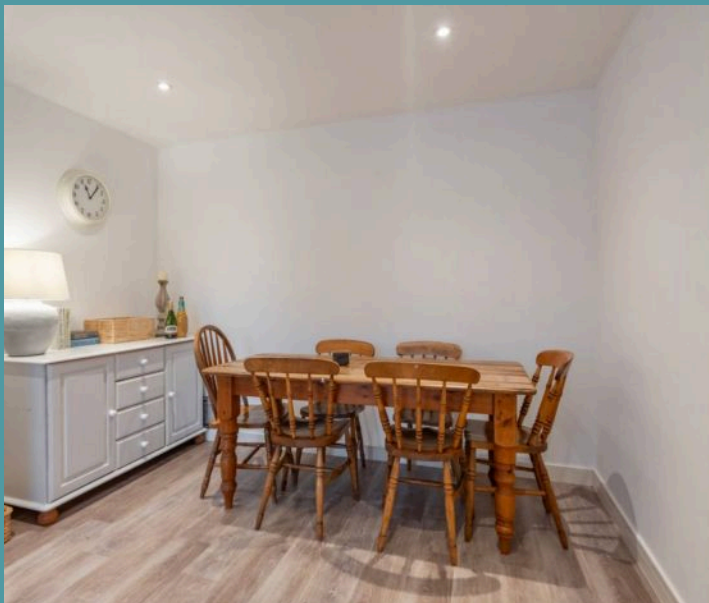


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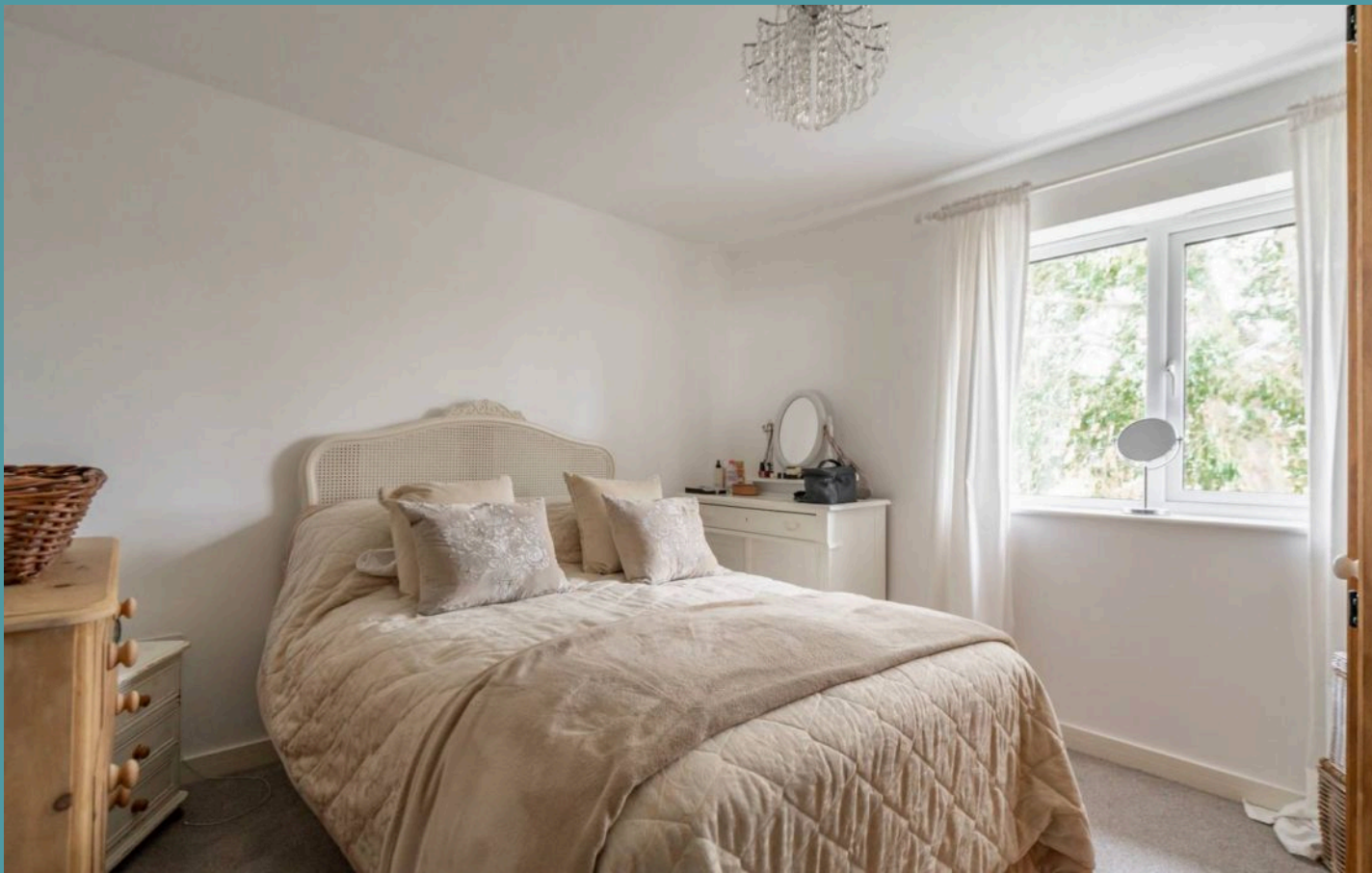
Kessingland, Lowestoft

Upon entering, you are greeted by a welcoming sitting room, exuding a sense of warmth and charm. The perfect spot to unwind after a long day or host guests, this space sets the tone for the rest of the home. Moving through to the heart of the house, the kitchen/dining room is equipped with modern wall and base units, integrated appliances, and ample storage space for cooking your favourite meals. There is ample amount of space for your dining set-up, to encourage intimate meals with loved ones or hosting occasions with friends and family. Completing the ground floor is a WC, ensuring convenience and ease.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or playroom, depending on your own requirements. The bathroom comprises of a contemporary three piece suite, accommodating all residents in the household.







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Kessingland, Lowestoft

Outside, you will discover a well-maintained garden, with a laid to lawn and a patio area for your outdoor seating arrangements. There is a shingle area at the end of the garden, perfect for a timber shed to store your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion.

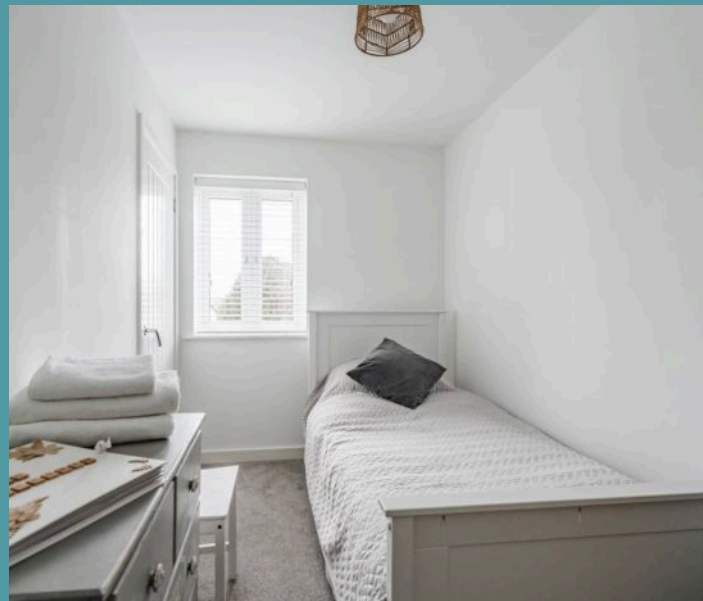
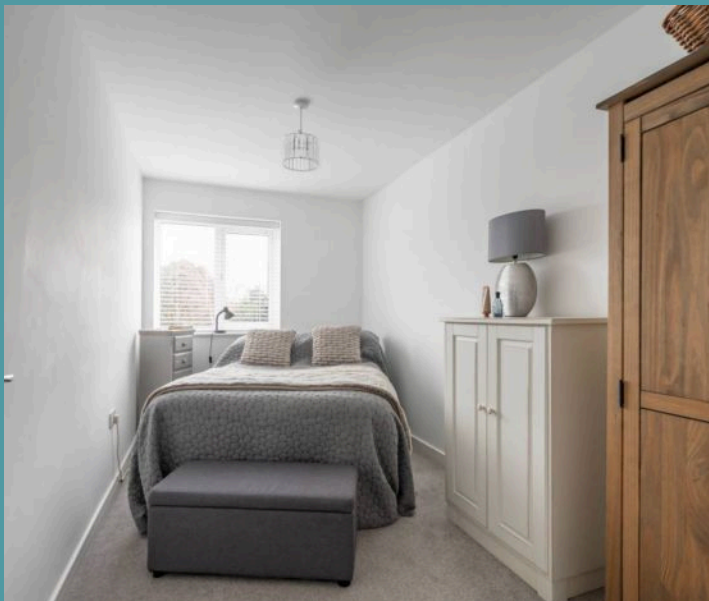
### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Air Source.

Council Tax Band: B



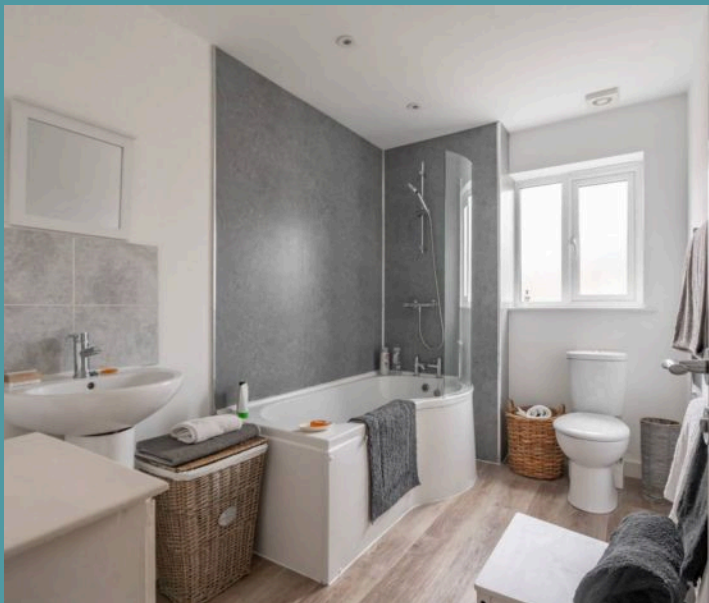




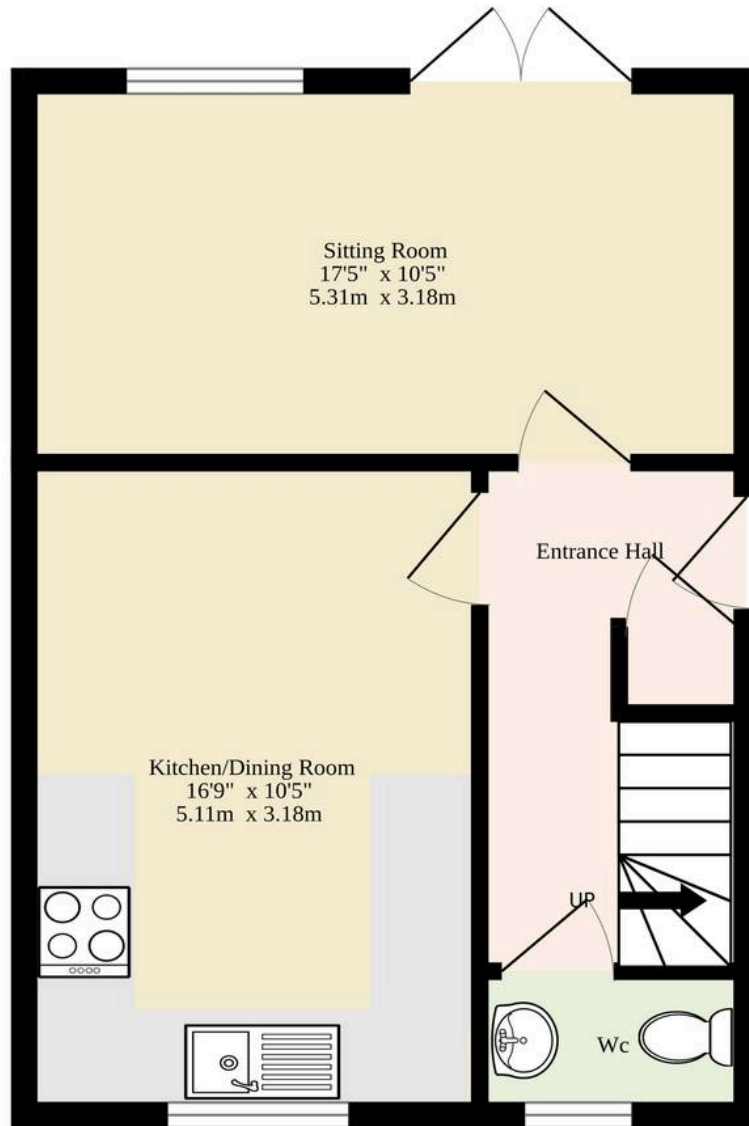
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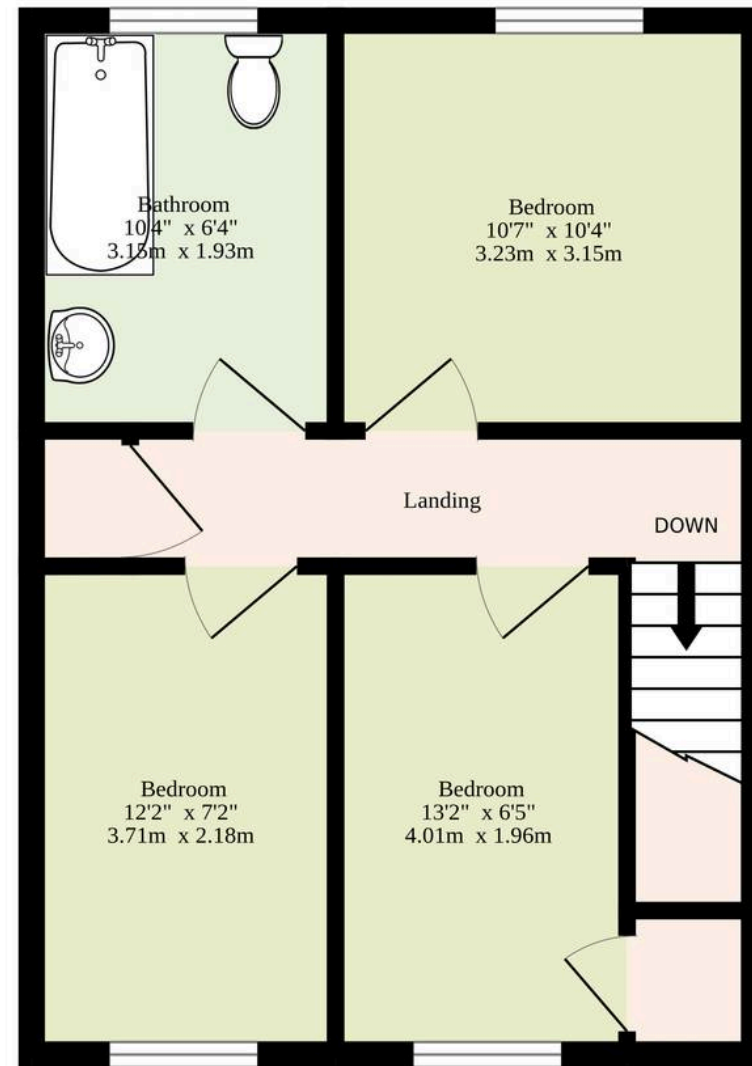
- Semi-detached new-build residence in the coastal village of Kessingland
- Beautiful family home with a comfortable and contemporary design
- Light-filled interior that is bright and airy throughout
- Inviting sitting room for relaxation and entertaining
- Kitchen/dining room with modern wall and base units, integrated appliances and plenty of storage space
- Three bedrooms, a family bathroom and a ground floor WC
- Well-maintained garden that is fully enclosed for privacy
- Underfloor heating on the ground floor
- Close proximity to local shops, bus routes, healthcare facilities and the coast



**Ground Floor**  
472 sq.ft. (43.9 sq.m.) approx.



**1st Floor**  
397 sq.ft. (36.9 sq.m.) approx.



**TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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