



14 Sanctuary Close, Kessingland

Offers in Region of £250,000

14 Sanctuary Close

Kessingland, Lowestoft

Originally an old school, this distinctive semi-detached residence has been thoughtfully transformed and now forms a part of a small and select development, in the coastal village of Kessingland. With a chain-free status, it showcases a sitting room accentuated by a brick-built fireplace, a dining room, an equipped kitchen, a ground floor WC, three bedrooms and a shower room. Externally, you will find a maintained garden, a driveway and a garage. Don't miss the chance to acquire this home and experience all it has to offer.

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 warm and welcoming ambience that is sure to make you feel right at home. The focal point of the sitting room is a brick-built fireplace, creating a cosy space perfect for relaxation and entertaining. Adjacent, the dining room sets the scene for intimate family meals and gatherings with loved ones. The kitchen is equipped with wall and base units, appliances and storage, to be able to cook your favourite meals. Complete with a ground floor WC, for convenience and ease.

Upstairs, three bedrooms await, each thoughtfully designed to offer relaxation and privacy. A conveniently located shower room completes the first-floor layout, ensuring that every-day routines are both convenient and efficient.

Outside, the property features a well-maintained garden that provides a private and secluded space, perfect for enjoying the fresh air or simply relaxing in the afternoon sunshine. A driveway provides off-road parking for multiple vehicles, while a garage offers additional storage options for all your belongings.





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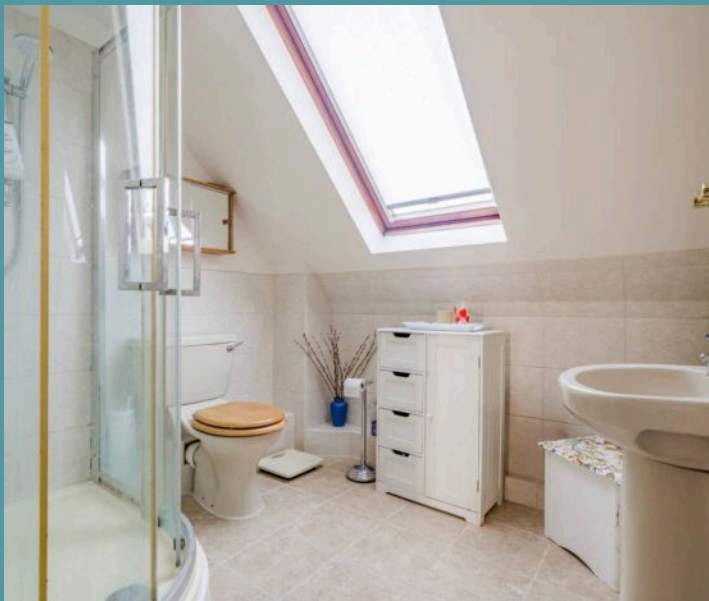
Agents notes

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

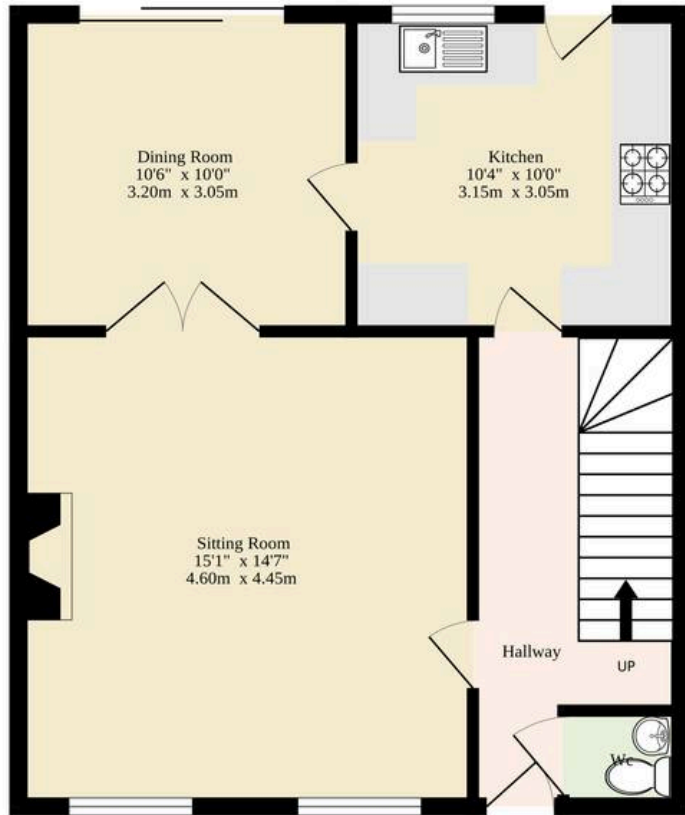
Heating system - Gas central heating.

Council tax band: C

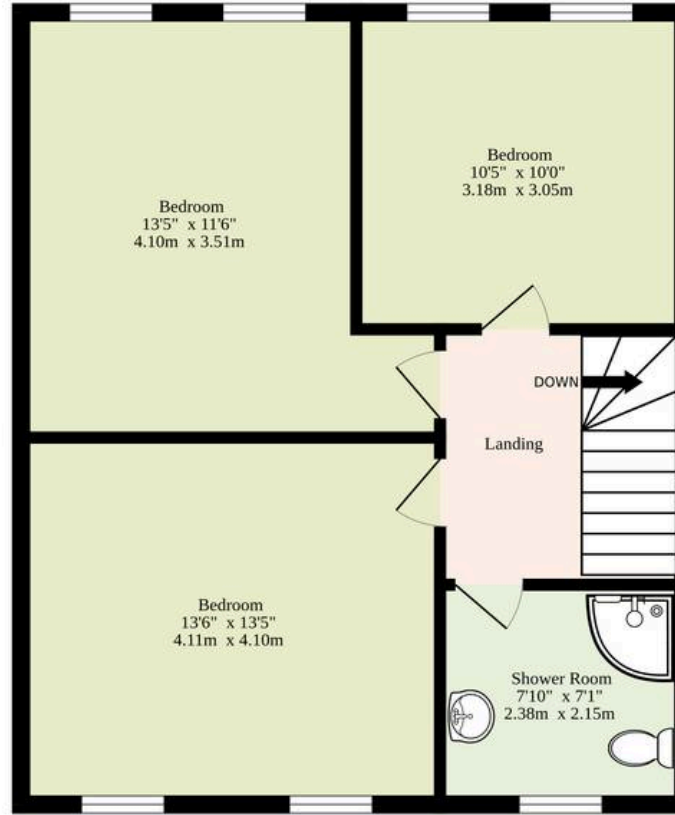
- Chain free
- Semi-detached residence that was originally an old school, now forming a part of a small and select development in the coastal village of Kessingland
- Perfect first home, investment purchase or family home
- Sitting room accentuated by a brick-built fireplace, inviting relaxation and entertaining
- Dining room encourages intimate family meals and hosting loved ones
- Kitchen equipped with wall and base units, appliances and storage
- Three bedrooms and a shower room
- Maintained garden that is private and secluded
- Driveway providing off-road parking and a garage for storage options
- Close to shops, schools, bus routes and the scenic coast



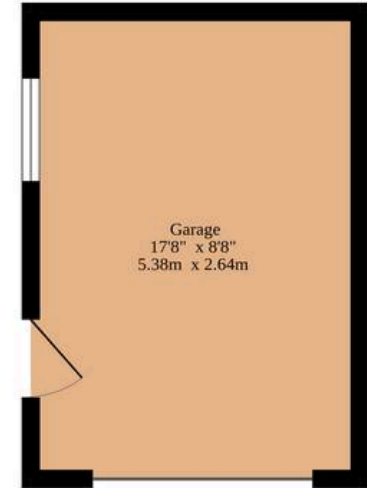
Ground Floor
537 sq.ft. (49.9 sq.m.) approx.



1st Floor
517 sq.ft. (48.0 sq.m.) approx.



Garage
156 sq.ft. (14.5 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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