



9a Beaconsfield Road, Kessingland

Offers Over £400,000



# 9a Beaconsfield Road

Kessingland, Lowestoft

Down a private road in the coastal village of Kessingland, lies this detached bungalow that is only 6 years old, which has underfloor heating and is very energy efficient. Showcasing an open-plan kitchen/dining room, a light-filled sitting room, three bedrooms, a private en-suite and a family bathroom. Externally, you will find a well-maintained wrap-around garden, a timber storage shed, a greenhouse and a driveway providing off-road parking. 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.



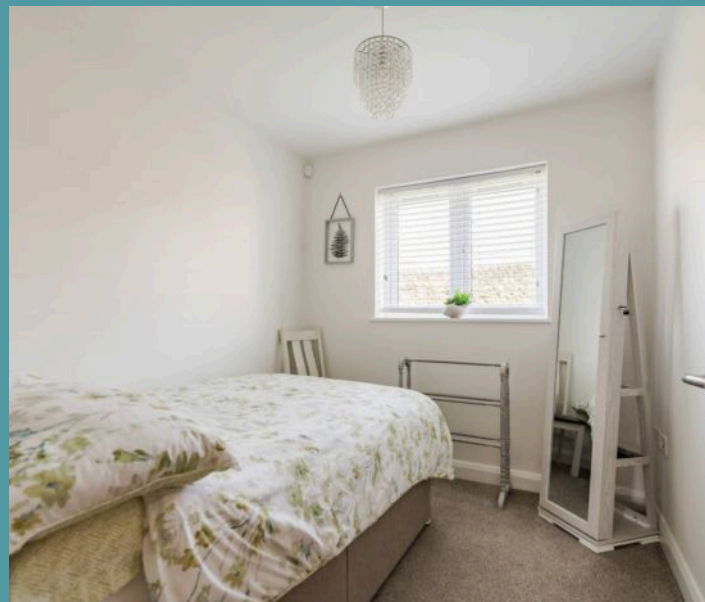


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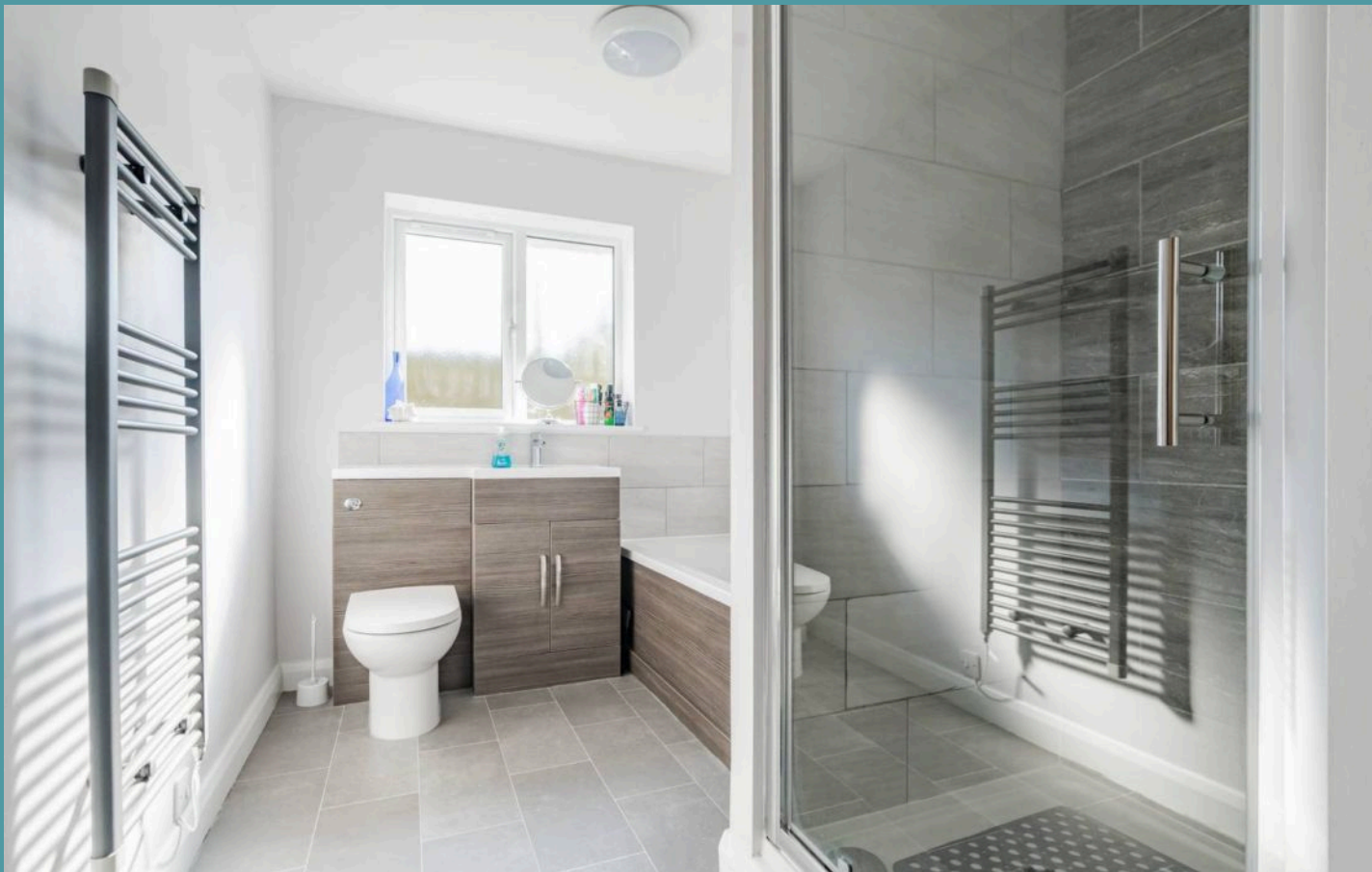
Kessingland, Lowestoft

Step inside to discover a bright and airy interior that showcases a seamless blend of modernity and comfort, creating an inviting ambience that is sure to captivate all who enter. The heart of the home lies in the open-plan kitchen/dining room, a contemporary space that is as functional as it is stylish. Equipped with modern wall and base units, integrated appliances and storage space, to be able to cook your favourite meals. It flows to the dining area, encouraging intimate family meals and gatherings with loved ones. French doors lead out to the garden, seamlessly blending indoor and outdoor living. The spacious sitting room is filled with an abundance of natural light, inviting relaxation and entertaining.

The accommodation comprises three bedrooms, each thoughtfully designed to offer comfort and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. Completing the layout is a family bathroom, comprising of a four piece suite.







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Towards the rear is a well-maintained garden that is predominantly laid to lawn, with a patio area for your outdoor furniture, to relax in the afternoon sunshine. The addition of a greenhouse and a timber shed, is ideal for storing your garden equipment and tools. Hedging fully encloses the garden, so you can enjoy in privacy and seclusion. At the front of the residence is gated access to the private lane, leading down to a brick-weave driveway providing off-road parking for multiple vehicles.

### Agents notes

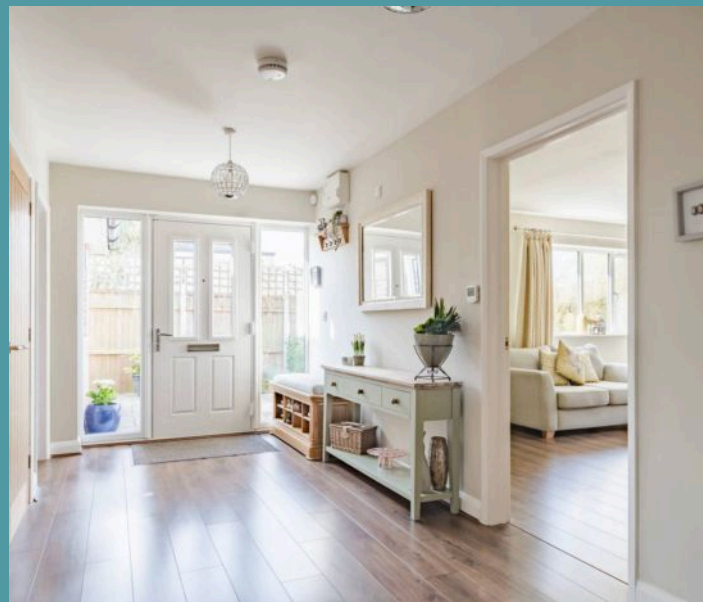
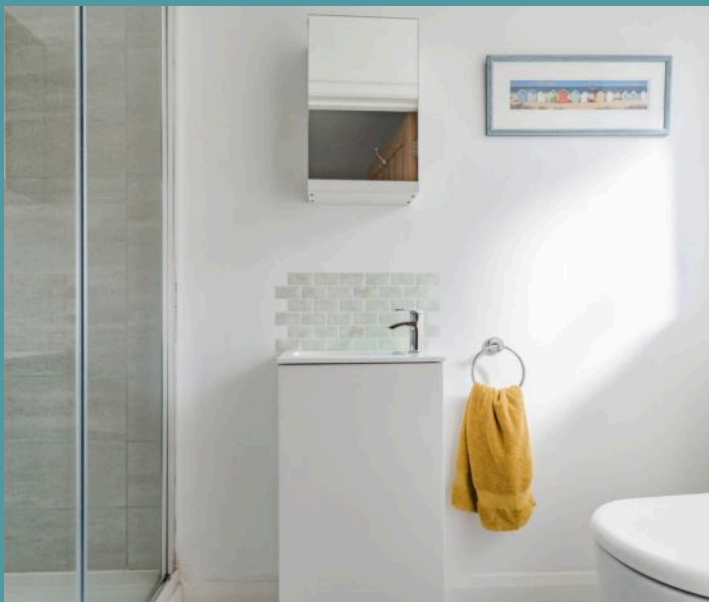
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Underfloor heating that is controlled.

Council tax band: D







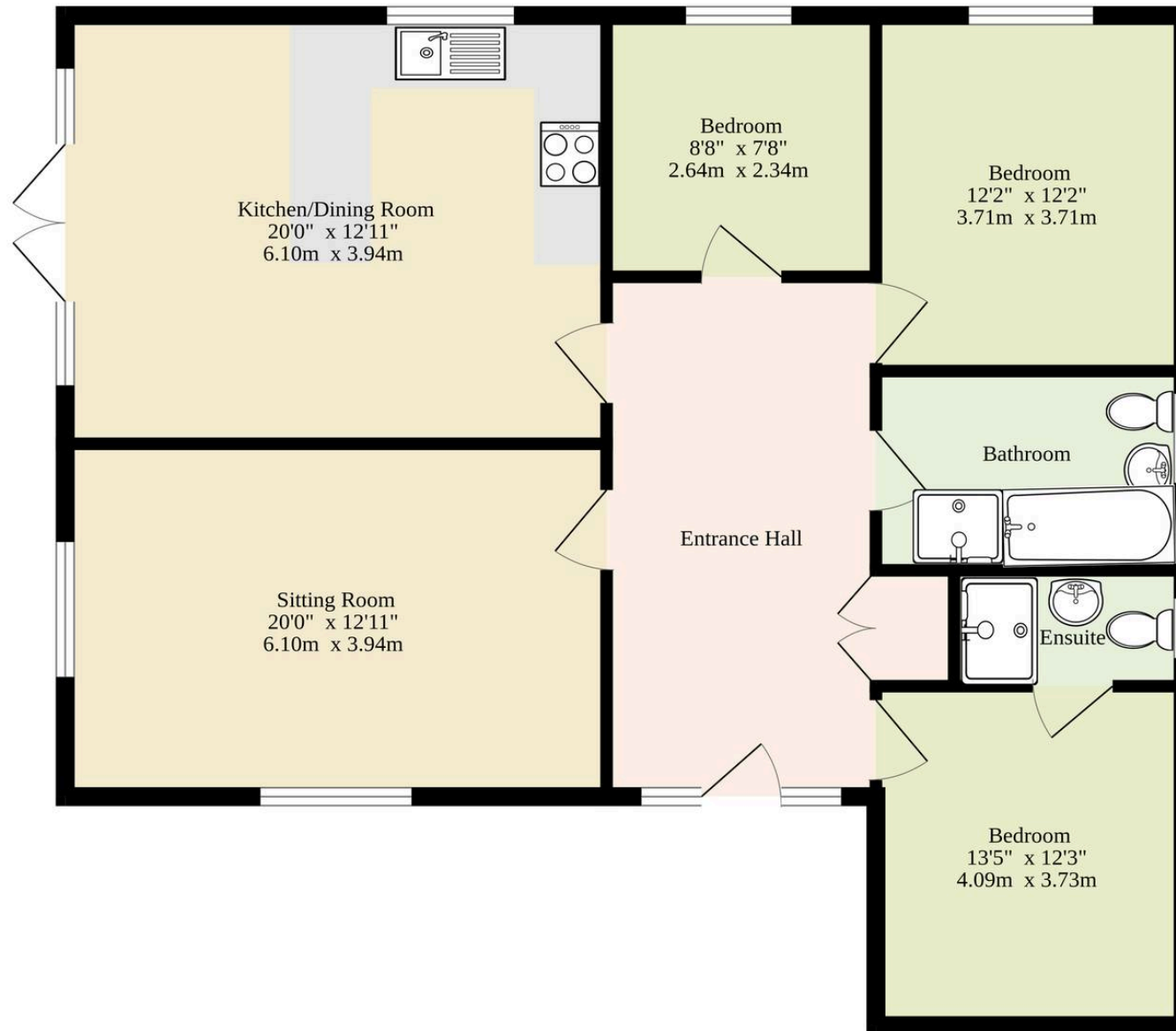
## 9a Beaconsfield Road

Kessingland, Lowestoft

- Detached bungalow located down a quiet road in the coastal village of Kessingland
- Beautiful home that is well-presented throughout, with a bright and airy interior
- Open-plan kitchen/dining room, equipped with modern fixtures and fittings, as well as French doors out to the garden
- Large sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Three bedrooms, a private en-suite and a family bathroom
- Well-kept garden with the addition of a timber shed and a greenhouse, fully enclosed for privacy and seclusion
- Gated access that leads down to a brick-weave driveway providing ample off-road parking for multiple vehicles
- Underfloor heating throughout
- Close to local shops, bus routes, schools, healthcare facilities and the scenic coast



**Ground Floor**  
**1032 sq.ft. (95.9 sq.m.) approx.**



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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