



63 Glebe Road West, Kessingland

£240,000

63 Glebe Road West

Kessingland, Lowestoft

Down a quiet cul-de-sac, overlooking a green in the coastal village of Kessingland, lies this semi-detached bungalow that is only a short distance away from the beach. Its interior is well-presented throughout, creating a spacious and versatile space that can easily adapt to your own requirements. Showcasing an inviting sitting room with a wood burner, an equipped kitchen, a light-filled conservatory that extends the reception space, two double bedrooms and a bathroom. Externally, you will find a beautifully maintained west-facing garden, allocated parking and a garage. Don't miss the chance to acquire this home and experience a welcoming community within a serene setting.

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.





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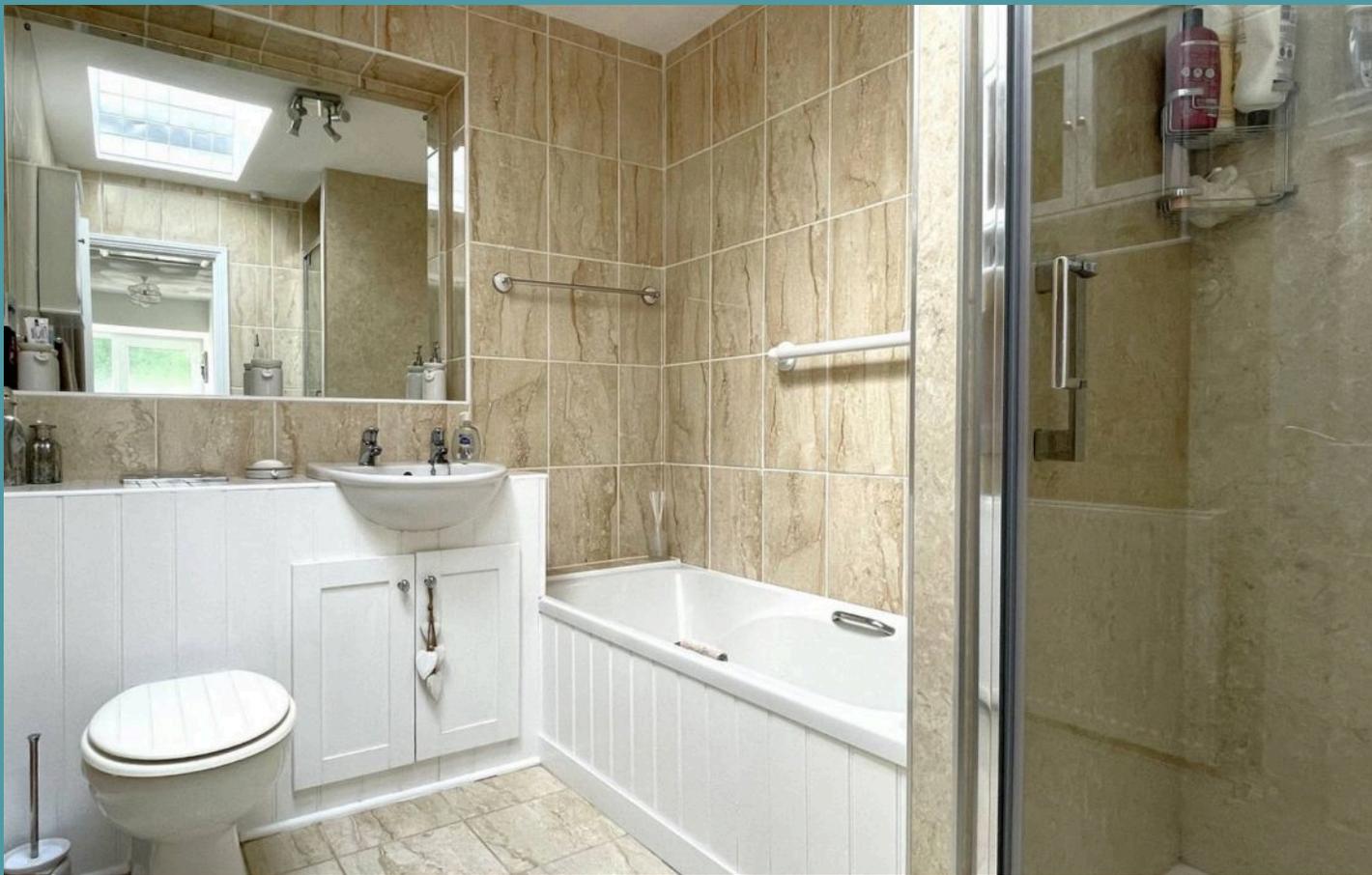
Kessingland, Lowestoft

With a single-floor layout, this residence is thoughtfully designed to cater to a variety of lifestyles, making it ideal for individuals looking to downsize, small families, or those looking to relocate to the coast. The property exudes a welcoming ambience with its well-presented interiors and a layout that can adapt to your preferences and style.

Upon entering, you are greeted by a comfortable sitting room that invites both relaxation and entertaining. The addition of a cast iron wood burner not only creates a cosy atmosphere but also serves as a stylish focal point. The adjacent kitchen is thoughtfully equipped with a range of wall and base units, integrated appliances, and ample storage space, ensuring utmost convenience in meal preparation and storage.

A highlight of the property is the light-filled conservatory, seamlessly extending the living space and providing a quiet setting to relax in the beauty of the outdoors from the comfort of your own home. This versatile space means you can showcase your seating arrangements or a dining set-up, depending on your own requirements.





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The bungalow features two double bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. Both bedrooms flaunt built-in wardrobes for storing your everyday essentials. Completing the accommodation is a bathroom, comprising of a four piece suite, to accommodate all residents in the household.

Outside, the beautifully maintained garden presents a serene setting for outdoor enjoyment, with its west-facing orientation ensuring sunlight throughout the day. The lawn is well-kept, whilst the patio area is ideal for your seating arrangements to enjoy summer bbqs, alfresco dining or simply relaxing in the afternoon sunshine. Equipped with outdoor lighting, a water tap and power points. Overall, it is fully enclosed so you can enjoy in seclusion. Convenience is further enhanced with allocated off-road parking in front of a garage, providing ample space for vehicle storage and additional storage options.

Agents notes

We understand that this property is freehold.

Connected to mains water, gas, drainage and electricity.

Council Tax Band: A





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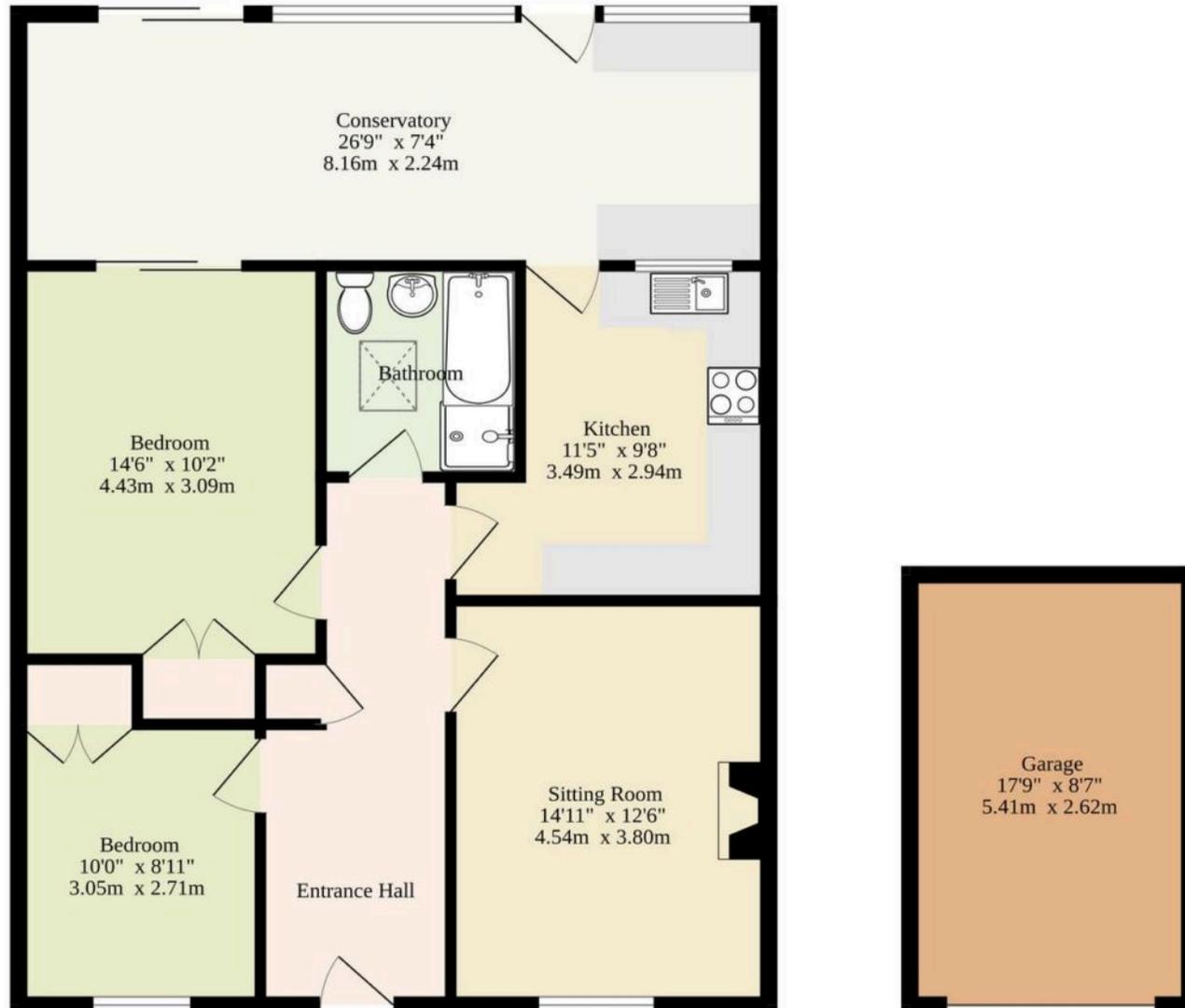
- Semi-detached bungalow down a quiet cul-de-sac in the coastal village of Kessingland
- Everything you need on a single floor, perfect for someone looking to downsize, for a small family or if you want to relocate to a coastal area
- Well-presented throughout with spacious and flexible accommodation that can adapt to your own preferences and style
- Comfortable sitting room inviting relaxation and entertaining, complemented by a cast iron wood burner
- Kitchen fitted with wall and base units, integrated appliances and plenty of storage space
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home
- Two double bedrooms and a bathroom
- Beautifully maintained garden that is west facing, fully enclosed for privacy and seclusion
- Allocated off-road parking in front of a garage, offering storage options
- Close to local shops, bus routes, healthcare facilities and a short walk to the coast



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor
1080 sq.ft. (100.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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