



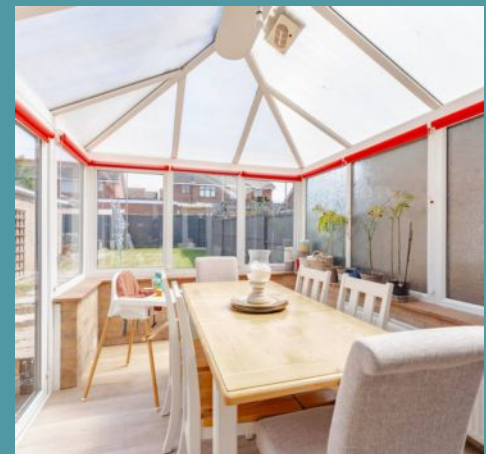
86 Wash Lane, Kessingland

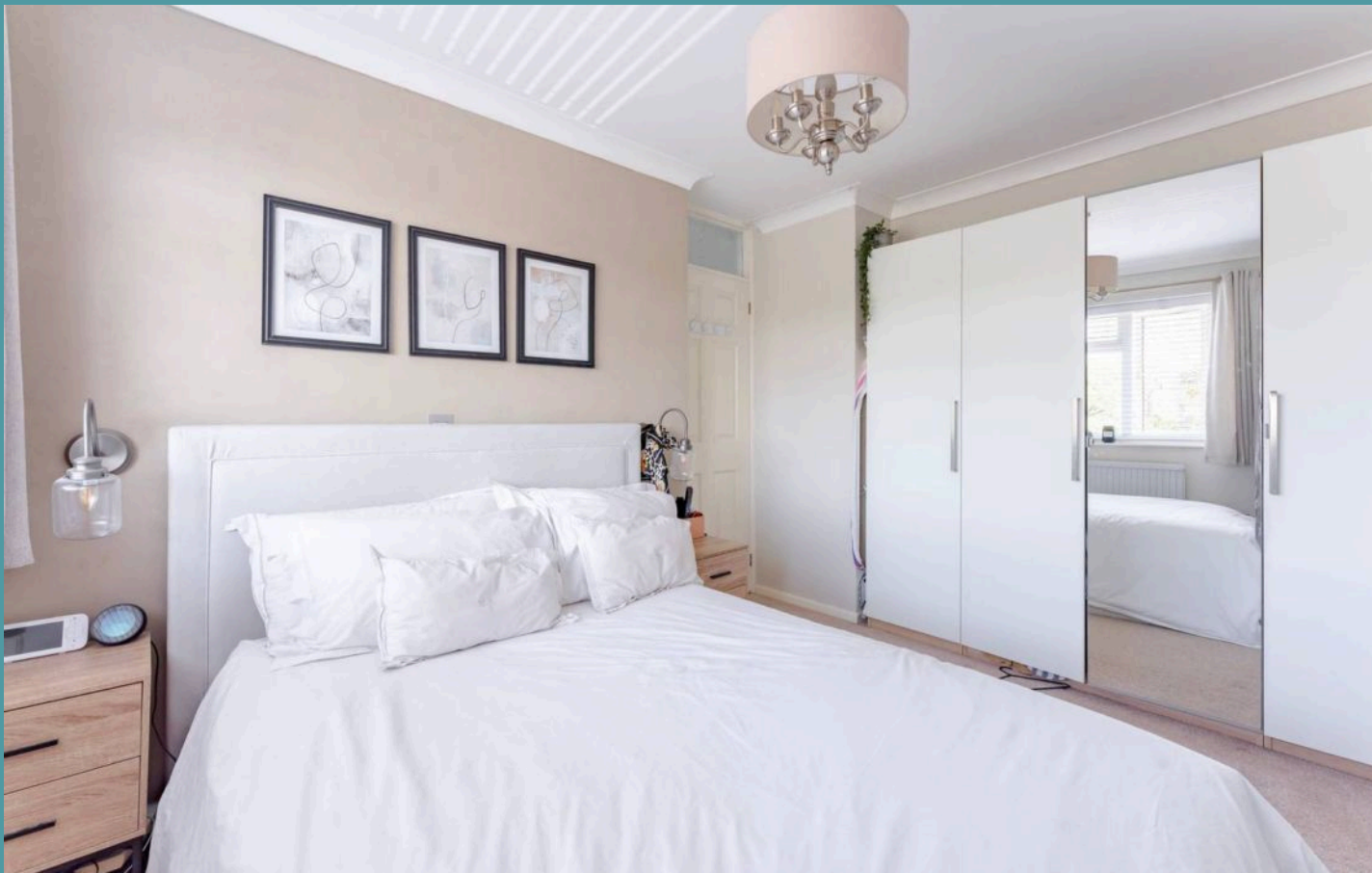
Offers in Region of £250,000

86 Wash Lane

Kessingland, Lowestoft

Set in the heart of the sought-after seaside village of Kessingland, this beautifully maintained three-bedroom semi-detached home offers the perfect blend of comfort, space, and versatility. Ideal as a first-time buy, family residence, or investment opportunity. Inside, a welcoming entrance hall leads to a spacious sitting room designed for relaxation, and an equipped kitchen/dining area. A bright conservatory extends the living space, providing panoramic views of the private, well-kept garden, which features a lawn and a pergola-covered seating area. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom with the added luxury of underfloor heating. A double-length garage includes a sectioned home office or gym, catering perfectly to remote working or fitness needs, while the driveway provides ample off-road parking for multiple vehicles. This coastal home is move-in ready and packed with potential, just moments from the sea.





86 Wash Lane

Kessingland, Lowestoft

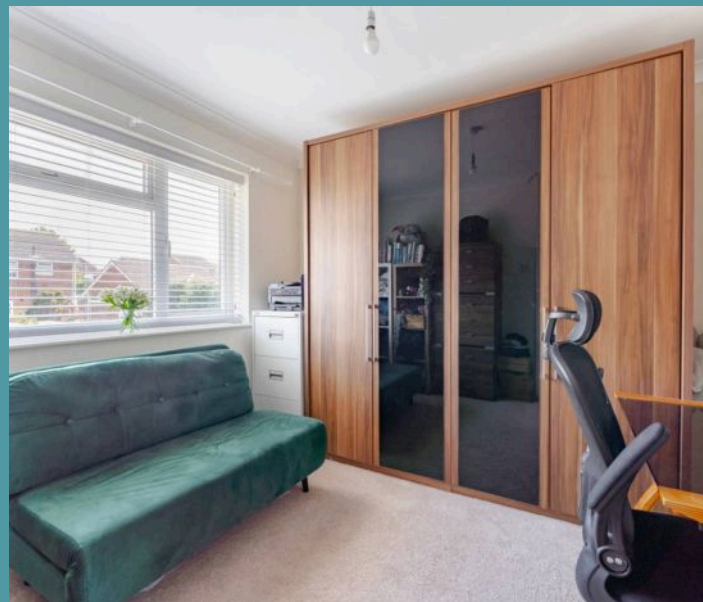
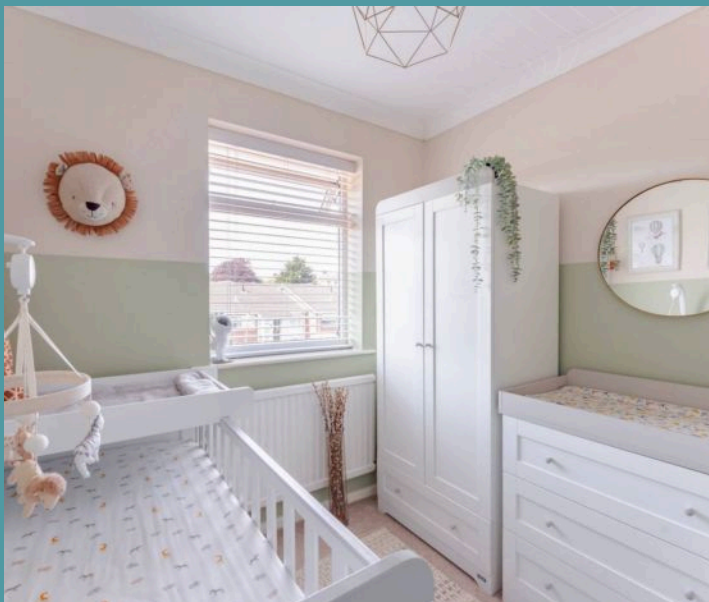
Location

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.

Wash Lane

Upon entering, you are greeted by a welcoming entrance hall, setting the tone for the warmth and space that flows throughout the home. The spacious sitting room is perfect for both relaxation and entertaining, filled with natural light and offering a versatile layout for modern living.





86 Wash Lane

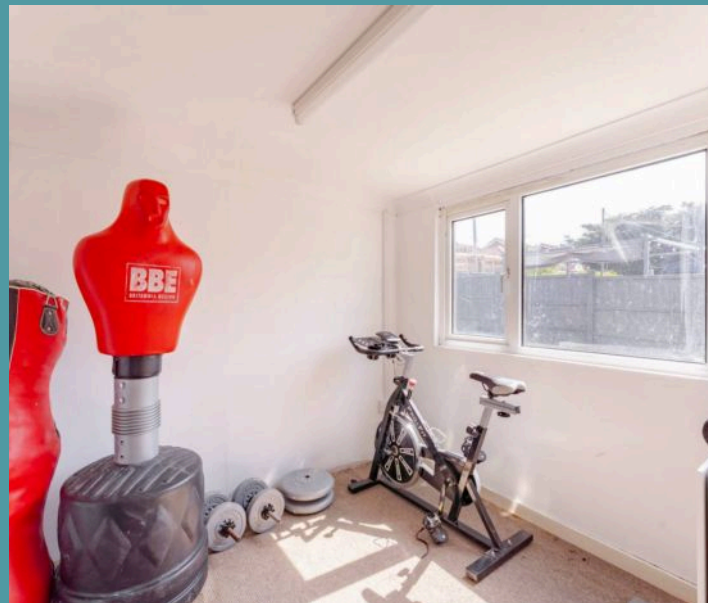
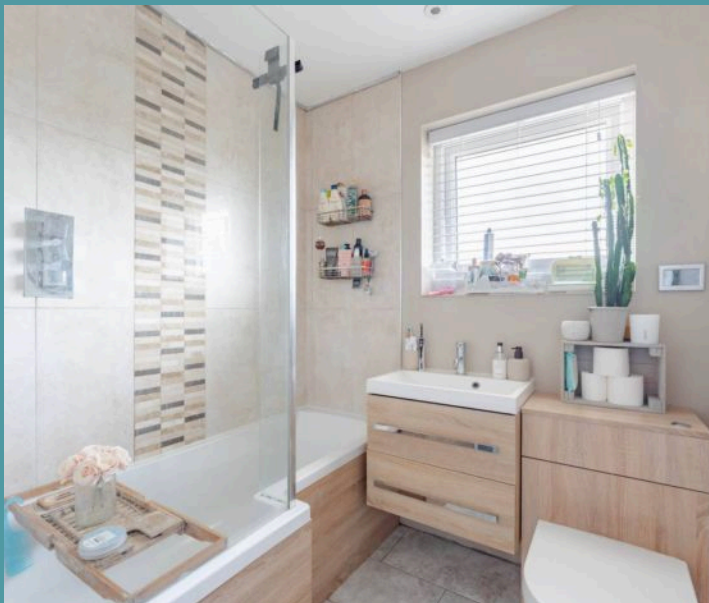
Kessingland, Lowestoft

To the rear of the property, the kitchen/dining room is both functional and stylish, fitted with modern cabinetry and integrated appliances. Thoughtfully designed, the kitchen also includes dedicated spaces for your washing machine and fridge/freezer, making everyday living and meal preparation a breeze.

Extending from the dining area is a sun-lit conservatory, a fantastic addition that enhances the reception space. With panoramic views of the garden, it's an ideal spot for morning coffee, casual dining, or simply unwinding.

Upstairs, you'll find three well-proportioned bedrooms, providing comfortable accommodation for a family or guests. The family bathroom features tasteful décor and the added luxury of underfloor heating, ensuring year-round comfort.

The private rear garden is a well-maintained, with a laid to lawn, complemented by a seating area with a charming pergola, perfect for summer barbecues or enjoying quiet evenings outdoors. For those who work remotely or enjoy fitness at home, the double-length garage includes a sectioned-off home office/gym, offering flexibility and privacy without compromising on storage space. The property also benefits from a driveway that provides off-road parking for multiple vehicles, catering to modern family needs.





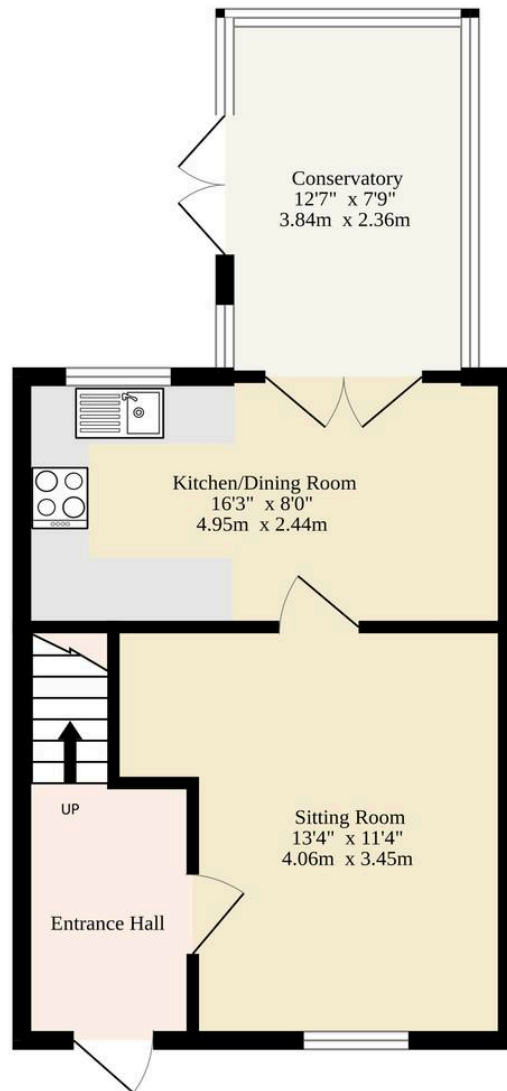
86 Wash Lane

Kessingland, Lowestoft

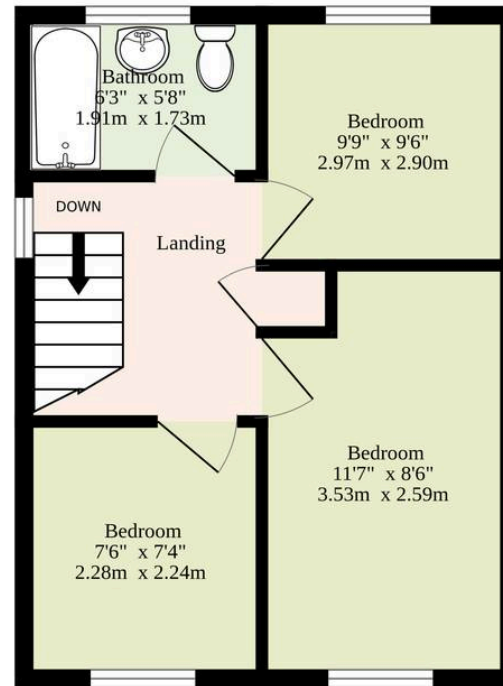
Additional features include a new boiler installed in 2020, complete with a 13-year warranty, ensuring energy efficiency and peace of mind for years to come.

- Semi-detached residence in the coastal village of Kessingland
- Perfect first home, family home or investment purchase
- Spacious sitting room inviting relaxation and entertaining
- Kitchen/dining room equipped with modern cabinetry, integrated appliances and areas for your washing machine and fridge/freezer
- Sun-lit conservatory that extends the reception space, offering panoramic views of the garden
- Three bedrooms and a family bathroom with underfloor heating
- Maintained and private garden, featuring a laid to lawn and a seating area with a pergola
- Double length garage with a sectioned home office/gym, perfect for someone looking to work from home
- Driveway providing off-road parking for multiple vehicles
- New boiler installed in 2020 (13 year warranty)

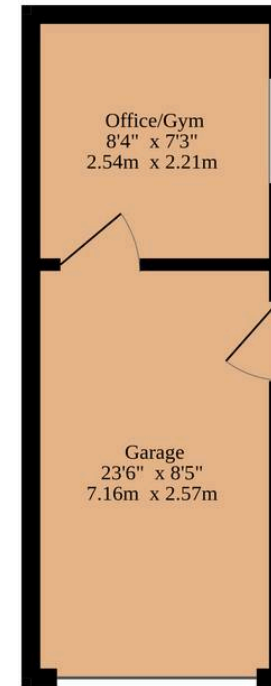
Ground Floor
409 sq.ft. (38.0 sq.m.) approx.



1st Floor
288 sq.ft. (26.8 sq.m.) approx.



Outbuildings
261 sq.ft. (24.2 sq.m.) approx.



Sqft Includes The Outbuildings

TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.

Made with Metropix ©2025

