



105 Church Road, Kessingland

Guide Price £240,000

105 Church Road

Kessingland, Lowestoft

A stone's throw from the golden sands of Kessingland beach, this beautifully presented end-of-terrace residence offers a rare opportunity to enjoy spacious, flexible living in a peaceful coastal setting. Set within easy reach of village amenities, the home combines charm and practicality with a generous layout that includes a sun-drenched sitting room, dual sliding doors leading to the garden, a versatile dining room that easily transforms into a home office or fourth bedroom, and a bright conservatory ideal for year-round enjoyment. The well-equipped kitchen provides ample storage and workspace, while upstairs, three double bedrooms—two with built-in wardrobes—offer comfortable accommodation for families or guests. Outside, the extensive rear garden is a true highlight, with a lush lawn and patio area framed by views of the village church. With off-road parking, a detached garage, and a well-kept front garden.





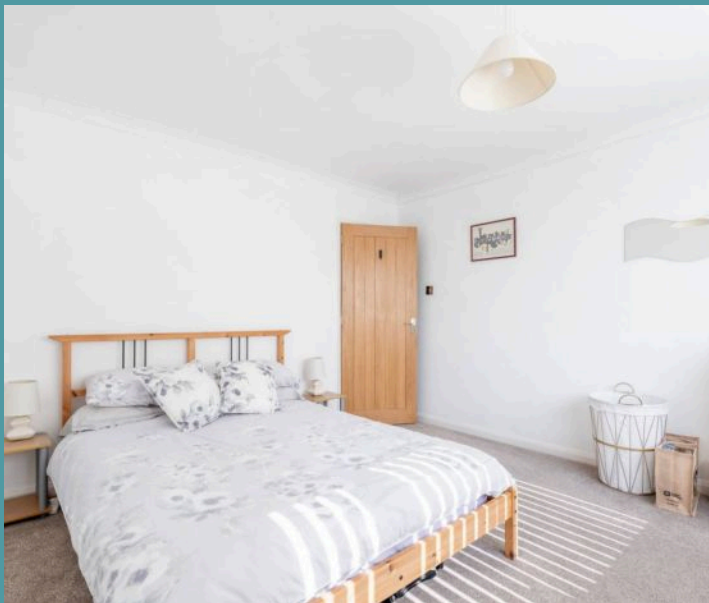
105 Church Road

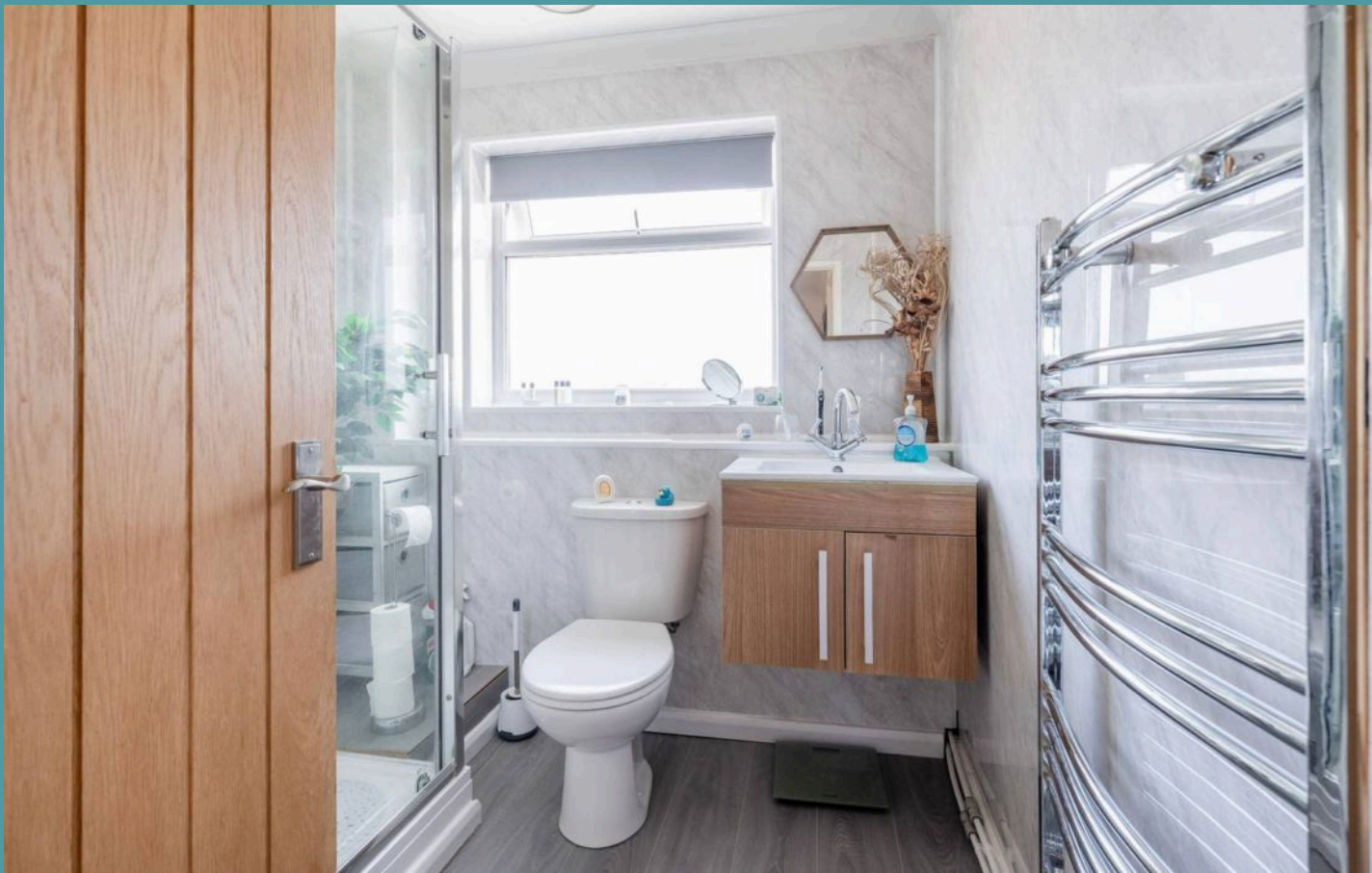
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Location

Church Road in Kessingland is a well-situated residential street in this charming Suffolk coastal village, offering a quiet yet connected lifestyle just a short distance from the sea. The area benefits from a range of local amenities within walking distance, including a small convenience store, a post office, takeaways, and several independent shops along the nearby High Street. Kessingland also boasts a welcoming community feel with local pubs such as The Sailors Home and The Waterfront Café providing social hubs for residents.

Families are well-served by Kessingland Church of England Primary Academy, which is within easy reach, while secondary education options are available in nearby Lowestoft, including Pakefield High School and Sir John Leman High School. Healthcare facilities include the Kessingland Medical Centre and local pharmacies, with more comprehensive services available in Lowestoft. Public transport is accessible via regular bus services connecting Kessingland to Lowestoft, Southwold, and other nearby towns, while the A12 provides a direct route for motorists travelling along the Suffolk coast. The nearest railway stations, located in Lowestoft and Oulton Broad, offer onward connections to Norwich and Ipswich, making Church Road a convenient base for both local living and wider travel.





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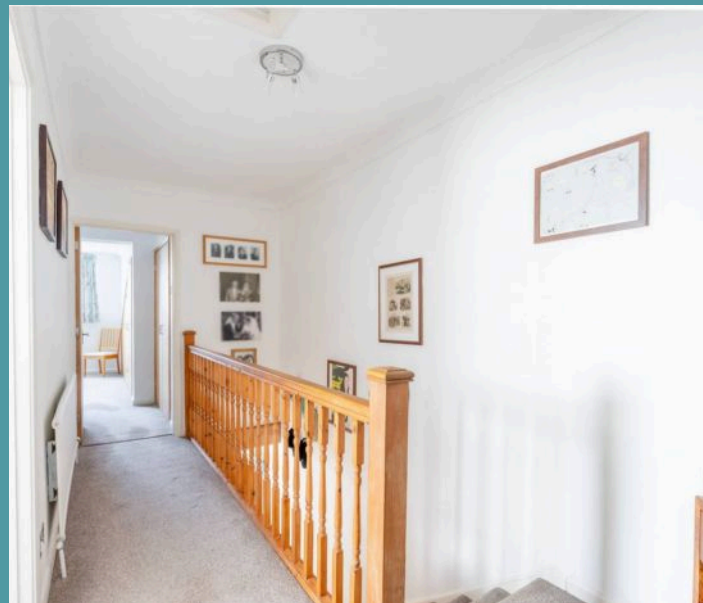
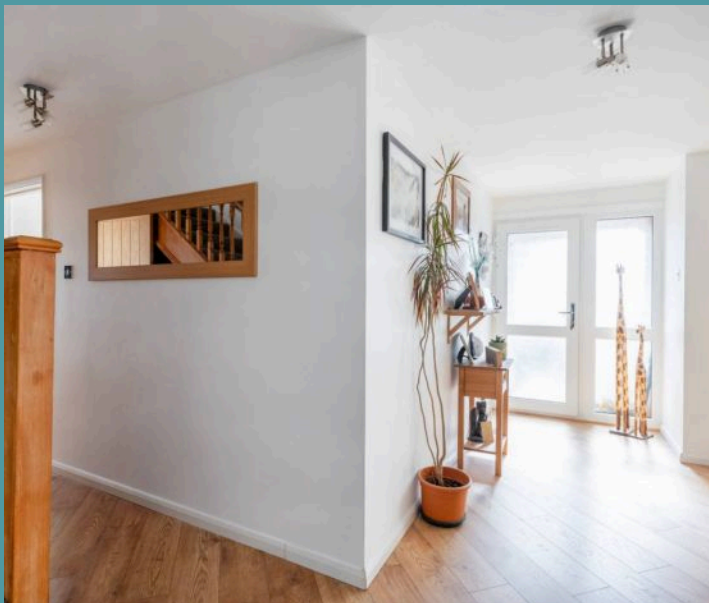
Step inside to a bright and spacious sitting room, bathed in natural light courtesy of two large sets of sliding glass doors. These not only frame pleasant views of the surroundings but also create a seamless flow between indoor and outdoor living—ideal for both relaxed family evenings and effortless entertaining.

Adjacent is a versatile dining room, a flexible space that can easily adapt to your lifestyle needs. Whether you're looking to establish a home office, set up a children's playroom, or require an extra bedroom, this room offers that potential.

The kitchen is thoughtfully designed with a range of wall and base units, providing ample storage and workspace. It includes a freestanding oven and designated under-counter spaces for laundry appliances—functionality meets practicality.

Extending from the main living areas, the conservatory adds a light-filled space where you can enjoy garden views all year round. This inviting space expands your reception areas, ideal for morning coffee or quiet reading.

Upstairs, you'll find three generously proportioned double bedrooms, two of which boast built-in storage solutions. A well-appointed family bathroom completes the upper floor, catering to the needs of a busy household.





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Outside, the property continues to impress with an extensive and beautifully maintained rear garden, comprising a patio area for al fresco dining and a laid to lawn bordered by mature planting. The peaceful setting is enhanced by charming views of the nearby village church, adding a unique backdrop to your outdoor space. To the front, a neatly kept garden welcomes you, while a paved driveway offers convenient off-road parking. Additionally, a detached garage provides secure storage.

- End of terrace residence in the coastal village of Kessingland
- Moments away from the beach, with village amenities within easy reach
- Spacious sitting room filled with natural light from the two sets of sliding doors, inviting relaxation and entertaining
- Versatile dining room with the option to be a home office, a playroom for families or an additional bedroom if required
- Kitchen fitted with wall and base cabinetry, a freestanding oven and under-counter areas for laundry appliances
- Conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Three double bedrooms, two benefiting from built-in storage, along with a family bathroom
- Extensive and well-maintained garden, featuring a patio area and a laid to lawn, with a backdrop of the village church
- A paved driveway providing off-road parking and a



Ground Floor
1101 sq.ft. (102.3 sq.m.) approx.

1st Floor
552 sq.ft. (51.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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