



35 Field Lane, Kessingland

Offers in Region of £375,000

35 Field Lane

Kessingland, Lowestoft

Embrace the charm of coastal living with this detached bungalow, perfectly positioned on a generous plot in the sought-after village of Kessingland. Offering endless potential, this spacious single-level home is ideal for those looking to downsize, renovate, or enjoy the ease of ground-floor living. With three well-sized bedrooms, two bathrooms, and a sunken sitting room that flows beautifully into a dining space, there's room to relax and entertain. Outside, a large, well-kept garden, ample driveway parking, and a double garage complete the lifestyle package — all just moments from the sea and local amenities.

Location

Field Lane is a well-situated residential street nestled in the heart of the coastal village of Kessingland, just south of Lowestoft on the Suffolk coast. The area offers a peaceful, community-focused setting with a blend of established homes and newer developments, all within walking distance of essential local amenities.

A short stroll from Field Lane leads to Kessingland High Street, where residents can find a small but useful selection of local shops including a convenience store, a bakery, a post office, and takeaway food outlets. There is also a local Co-op store directly on or near Field Lane, catering to everyday grocery needs. For more extensive shopping, residents typically head to Lowestoft, which is only a 10-minute drive north.





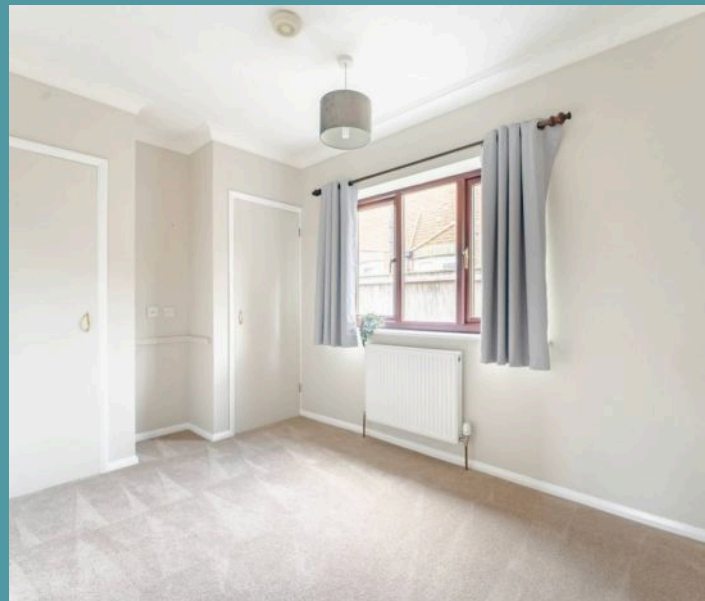
35 Field Lane

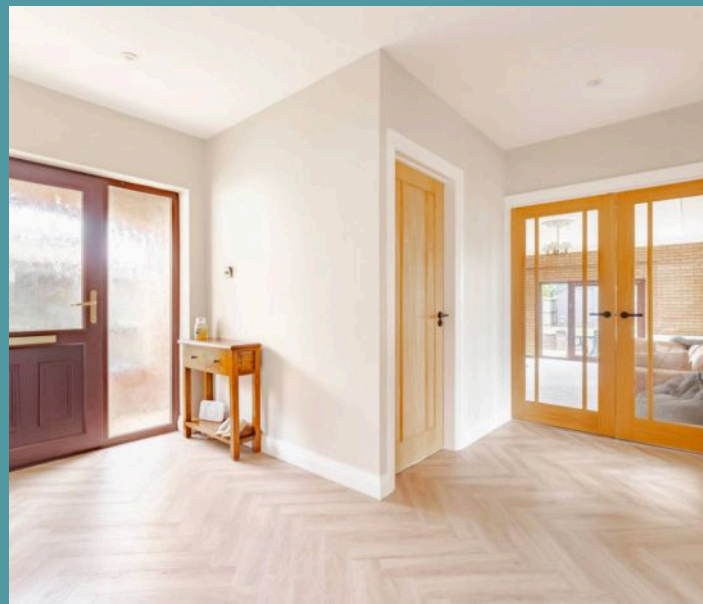
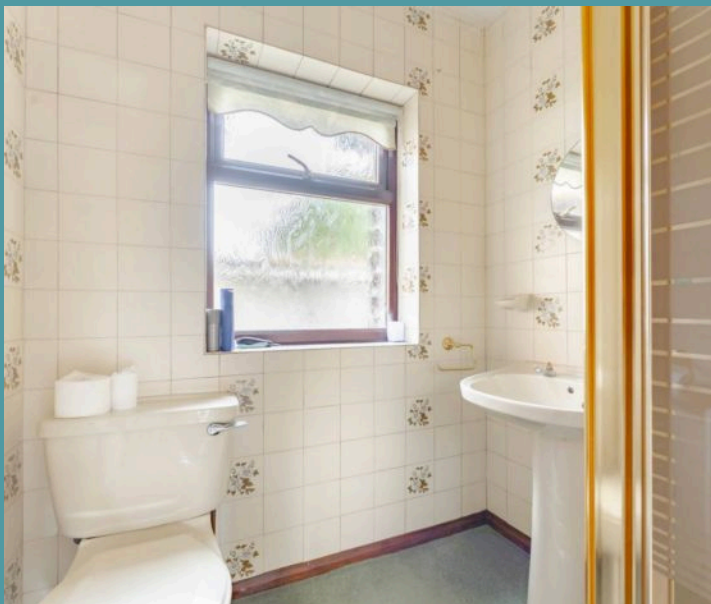
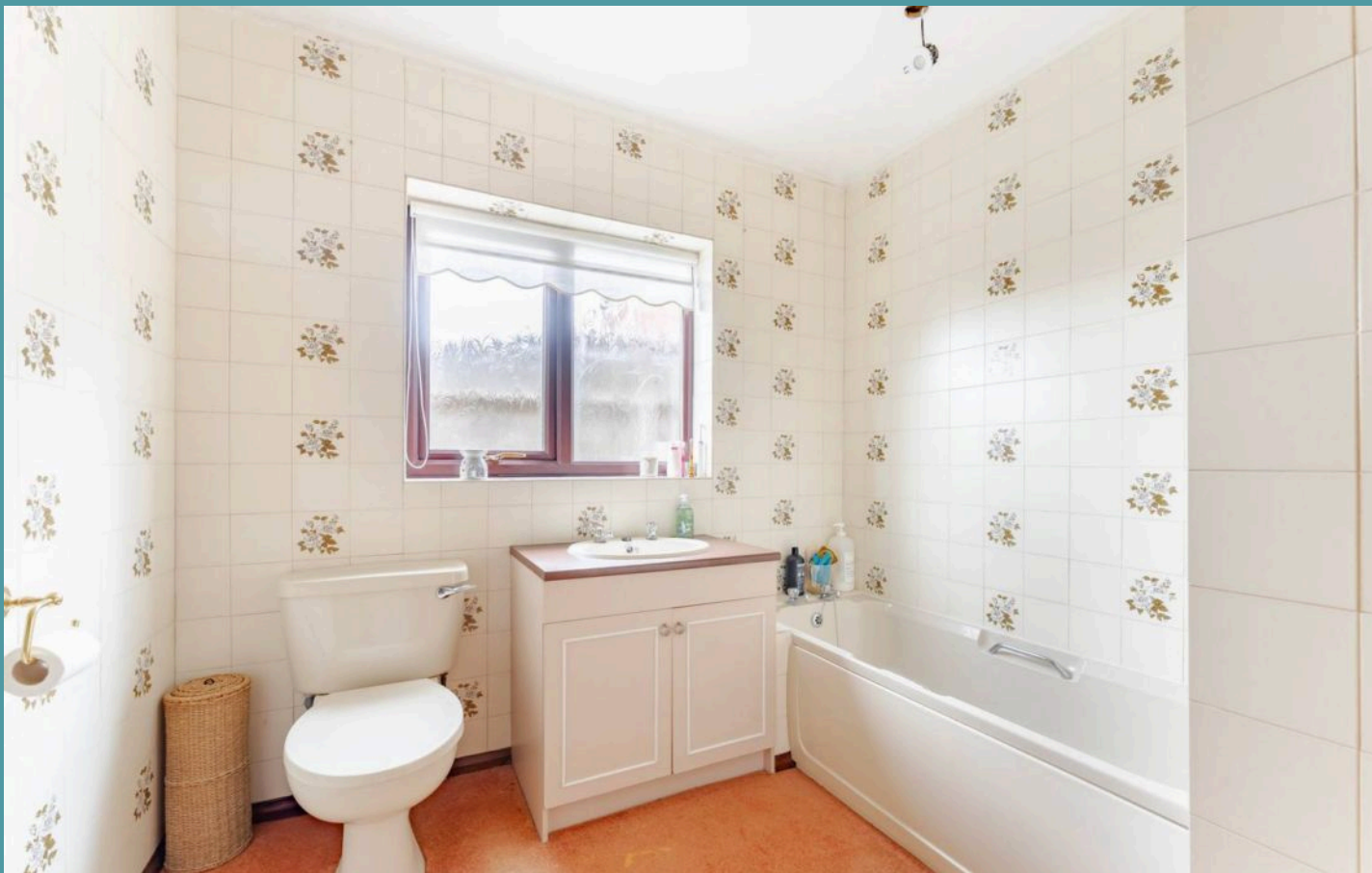
Kessingland, Lowestoft

Families are well-served by Kessingland Church of England Primary Academy, which is within a few minutes' walk of Field Lane. Secondary education options are available in nearby areas such as Pakefield and Lowestoft, both easily accessible by road or public transport.

Healthcare services are conveniently located, with a local GP surgery and pharmacy in the village—both within easy reach of Field Lane. Additional medical services, including dental practices and opticians, can be found in surrounding towns.

Field Lane benefits from good public transport links. Regular bus services connect Kessingland to Lowestoft, Southwold, and other nearby towns, with stops located just a short walk away. For those commuting further afield, Lowestoft Railway Station offers rail connections to Norwich and beyond. The A12 road is close by, offering straightforward access to the rest of Suffolk and Norfolk, making Field Lane a practical location for both local living and commuting.





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From the moment you step into the porch and through to the welcoming entrance hall, the sense of space and comfort is immediately apparent. The heart of the home lies in the spacious, sunken sitting room — a wonderfully inviting space that flows effortlessly into the adjoining dining room, ideal for both everyday relaxation and entertaining guests.

The kitchen is functional and well-equipped with a range of wall and base units, an integrated oven, and dedicated spaces for your own appliances — ready for a modern refresh or to serve as-is while you plan your ideal layout.

There are three well-proportioned bedrooms, each benefiting from built-in wardrobes, offering plenty of storage. A shower room and a separate bathroom add flexibility for family living or visiting guests.

Step outside to discover a large, beautifully maintained garden — a true highlight of the home. With a mix of patio seating areas and well-tended lawn, it's perfect for enjoying garden activities, relaxing in the sunshine or pottering in the garden. A timber storage shed offers space for tools or hobbies, with power and lighting. To the front, a paved driveway provides ample off-road parking, complemented by a double garage, with an up and over door — great for additional storage, a workshop, or secure vehicle parking.



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Kessingland, Lowestoft

- Detached bungalow positioned on a generous size plot, in the coastal village of Kessingland
- Half a mile from the scenic coast!
- Ideal for someone looking for a renovation project, to downsize, or if you require a single-level layout
- Spacious 'sunken' sitting room opening into a dining room, inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, an integrated oven and spaces for your own appliances
- Three bedrooms all complemented by built-in wardrobes, a shower room and a bathroom
- A large and well-maintained garden, featuring a patio area, a laid to lawn and a timber storage shed
- A paved driveway providing ample off-road parking and a double garage for storage options
- Close to local shops, schools, healthcare facilities and transport links

Ground Floor
1827 sq.ft. (169.7 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1827 sq.ft. (169.7 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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