



260 Church Road, Kessingland

Lowestoft



Offers in Region of £300,000
Minors & Brady

260 Church Road

Kessingland, Lowestoft

Embrace the best of coastal village living with this beautifully finished end-of-terrace residence in the heart of Kessingland —just moments from the sea. Designed for effortless living, this turn-key home boasts a welcoming sitting room with a charming feature fireplace, a separate dining area perfect for family meals, and a well-appointed kitchen complete with quality cabinetry and a Rangemaster oven. With three bedrooms, including a private en-suite, a stylish ground floor shower room, and generous indoor and outdoor living spaces, comfort and functionality go hand in hand. The large, private garden offers multiple zones for entertaining and relaxing, including a raised deck, patio, a summerhouse, and versatile outbuilding ideal for a home office, workshop, or studio. Off-road parking for three vehicles and a garage complete this standout home.



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- End of terrace residence proudly positioned in the coastal village of Kessingland
- Turn-key condition, ready for you to move straight into!
- Sitting room accentuated by a decorative feature fireplace, inviting relaxation and entertaining
- Dining room encouraging intimate family meals and gatherings
- Kitchen equipped with quality cabinetry, a Rangemaster oven, space for laundry appliances and a fridge/freezer
- Ground floor shower room comprising of a modern three-piece suite
- Three bedrooms and a private en-suite
- A large, private garden featuring a raised decked terrace for seating arrangements, a patio area, a shingled area, planted beds, a timber storage shed and a garden room
- A flexible outbuilding suitable as a workshop, a home office or an entertainment room, with power and lighting
- Driveway providing off-road parking for 3 vehicles and a garage for storage options



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Location

Church Road in Kessingland is a quiet residential street located within this charming coastal village in Suffolk. The area offers a strong sense of community and provides convenient access to everyday amenities. Within walking distance, residents will find a selection of local shops including a convenience store, a post office, and a pharmacy, as well as several cafes and takeaways that contribute to the village's friendly atmosphere. For families, Kessingland Church of England Primary Academy is close by and serves as the village's main primary school, while secondary education is easily accessible in nearby towns such as Lowestoft and Beccles. Healthcare needs are catered for by a local GP surgery within the village, with further services available in Lowestoft's larger medical centres and hospital. Transport links are reliable, with regular bus services running along the A12 corridor connecting Kessingland to Lowestoft, Southwold, and Norwich. For rail travel, the nearest stations are in Lowestoft and Oulton Broad, offering onward connections to regional hubs.



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Step inside and you're welcomed into a beautifully appointed sitting room, where a decorative feature fireplace adds a warm and inviting touch—ideal for quiet evenings or entertaining guests. The adjacent dining room provides an intimate space for family meals and dinner parties, seamlessly connecting everyday life with special occasions.

The kitchen is a true highlight, thoughtfully designed with quality cabinetry and featuring a striking Rangemaster oven. There's ample space for laundry appliances and a fridge/freezer, blending functionality with classic style. A lobby leads you to a ground floor shower room with a modern three-piece suite, that adds convenience and comfort to the home.

Upstairs, you'll find three well-proportioned bedrooms, each offering its own sense of calm and character, ready for you to make your own. The primary bedroom enjoys the added luxury of a private en-suite.

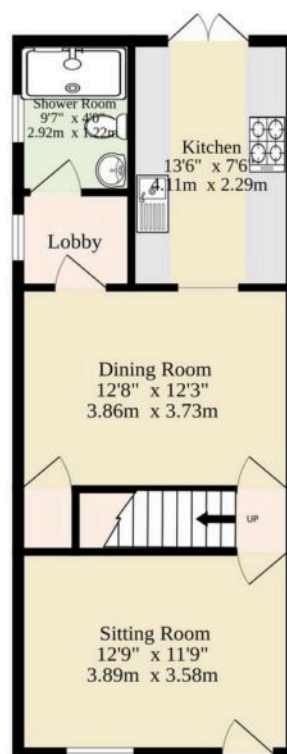
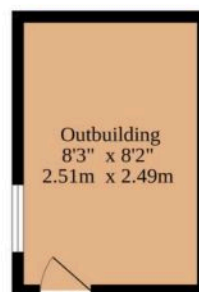
Outside, the generous rear garden is privately enclosed. A raised decked terrace provides the perfect spot for outdoor dining or evening drinks, while a mix of patio and shingled areas, planted beds, and a timber storage shed offer both beauty and practicality. A summerhouse creates the perfect spot for comfortable furniture, to relax and enjoy views of the garden. Tucked away is a fully powered outbuilding—a versatile space ideal as a workshop, a home office, or even an entertainment room. Additional benefits include a driveway with off-road parking for up to three vehicles, and a garage, providing plenty of storage options.



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Ground Floor
673 sq.ft. (62.5 sq.m.) approx.

1st Floor
446 sq.ft. (41.4 sq.m.) approx.



Sqft Includes The Outbuilding And The Garage

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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.
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Dreaming of this home? Let's make it a reality



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Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

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