



1 Beaconsfield Place Green Lane, Kessingland

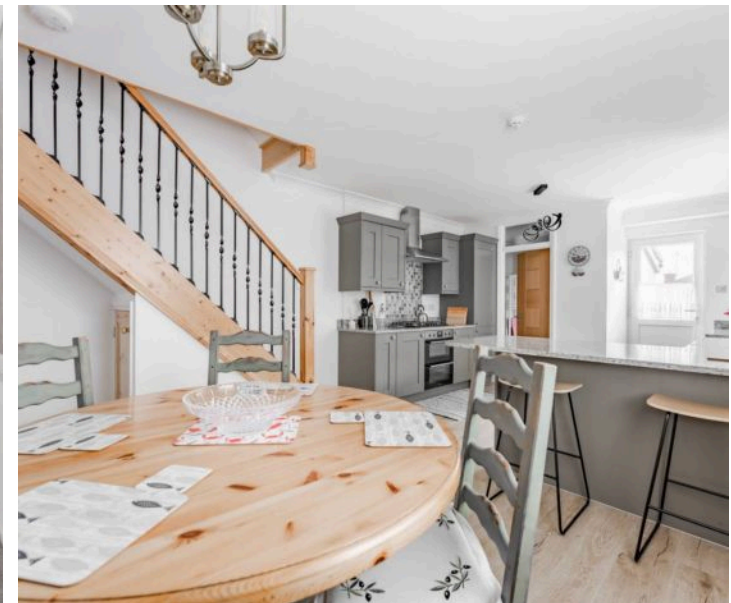
Lowestoft

Minors & Brady

1 Beaconsfield Place Green Lane

Kessingland, Lowestoft

A beautifully presented chain-free end-of-terrace home, combining style, comfort, and practicality. This bright and inviting property welcomes you through a charming porch entrance into a spacious sitting room, perfect for relaxing or entertaining. The open-plan kitchen and dining area is thoughtfully designed with quality cabinetry, an integrated oven, a butler sink, fridge/freezer, plumbing for a washing machine, and a breakfast bar, ideal for both everyday living and hosting friends and family. Three generously sized double bedrooms share a contemporary shower room, while the principal bedroom occupies the entire top floor, complete with a private WC and stunning sea views. Outside, a low-maintenance, predominantly patio garden provides a peaceful spot to unwind, and off-road parking at the rear adds convenience. Perfectly positioned in the welcoming village of Kessingland, this home offers a lifestyle of comfort and ease, just moments from local amenities and the coast.



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Kessingland, Lowestoft

- Chain free
- Traditional fisherman's cottage positioned in the coastal village of Kessingland, only 2 minutes from the beach
- Sea views from the top floor, moments away from the coast, village shops, schools and transport links
- Fully renovated throughout, showcasing beautifully presented accommodation across three floors, ready for you to make your own
- Comfortable sitting room inviting relaxation and entertaining
- Open-plan kitchen/dining room equipped with brand new quality cabinetry, an integrated oven, a butler sink, a fridge/freezer, plumbing for a washing machine and a breakfast bar unit
- A ground floor laundry room and a stylish bathroom suite
- Four bedrooms, one of which is a principal room complemented by panoramic sea views and a private WC
- A first floor shower room, fitted with a contemporary three-piece suite
- A private, low-maintenance garden that is predominately patio for your seating arrangements



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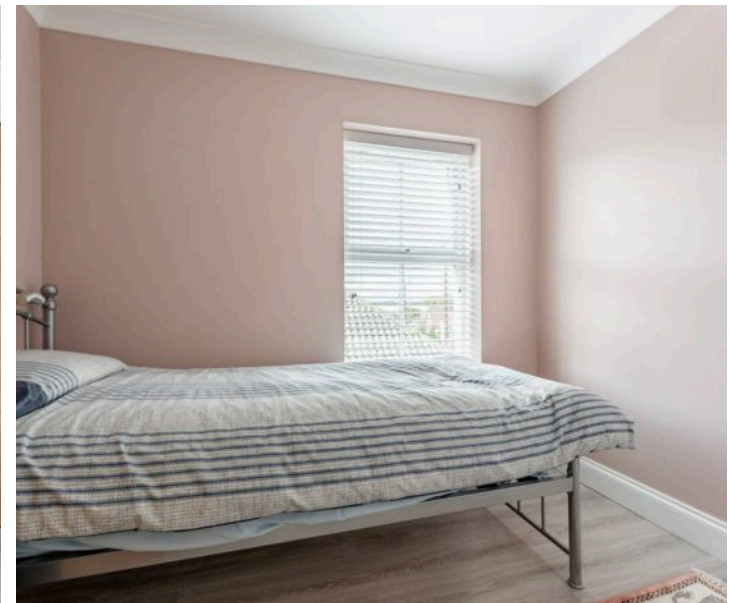
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Location

Green Lane is situated in the picturesque coastal village of Kessingland, in Suffolk, offering a blend of quiet village life with convenient access to essential amenities. The area is within walking distance of local shops, including a village convenience store, a post office, and a few independent retailers, making day-to-day errands easy. For families, Kessingland Primary School and Southwold High School provide accessible education options, while further educational facilities are available in nearby Lowestoft.

Healthcare needs are well catered for, with Kessingland Medical Centre and local dental practices located just a short drive away, and larger hospitals accessible in Lowestoft. Transport links are excellent, with regular bus services connecting residents to Lowestoft and surrounding towns, while the A12 and A47 roads offer convenient car travel routes. The village's coastal setting also provides scenic walking routes along the beach and easy access to Kessingland's popular leisure and outdoor facilities, making Green Lane an appealing location for both families and retirees.



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A welcoming porch entrance leads into a bright and airy interior, where natural light flows through every room. The sitting room is both comfortable and inviting, an ideal space for relaxing with family, entertaining friends, or simply enjoying quiet moments.

At the heart of the home, the open-plan kitchen and dining area has been designed with both style and practicality in mind. Fitted with brand new quality cabinetry, Granite worktops, an integrated oven, a butler sink, a 70/50 fridge/freezer, and plumbing for a washing machine, it is perfectly equipped for day-to-day living. The breakfast bar adds a casual dining option, while the space seamlessly flows into the dining area, making it perfect for social gatherings or family meals. A ground-floor laundry room and a stylish bathroom suite enhance the practicality of the layout.



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Upstairs, three double bedrooms share a contemporary shower room, offering ample space for family or guests. The principal bedroom occupies the entire second floor, complete with a private WC and breath-taking sea views, offering the utmost comfort and privacy.

Outside, the private garden is designed for ease of maintenance and enjoyment. Predominantly laid to patio, it provides the perfect setting for al fresco dining, entertaining, or simply soaking up the sun. There is a base already in place for a shed, with electric in provision. Off-road parking for up to 4 vehicles is located at the rear adds an extra layer of convenience.

Agents note

Freehold

New flooring coverings

Fully insulated inside and outside

K render on external walls



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Ground Floor
508 sq.ft. (47.2 sq.m.) approx.

1st Floor
294 sq.ft. (27.3 sq.m.) approx.

2nd Floor
188 sq.ft. (17.5 sq.m.) approx.



Sqft Does Not Include The Porch, Laundry Room And Bathroom Facilities

TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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