



145 Church Road, Kessingland

Lowestoft



Minors & Brady



# 145 Church Road

Kessingland, Lowestoft

In the coastal village of Kessingland, this detached bungalow captures the essence of relaxed seaside living with open farmland views and the beach just a short stroll away. Inside, a bright and welcoming layout unfolds with a brand-new kitchen and a utility room, a sunlit sitting room perfect for gathering with family and friends, and four versatile bedrooms, two enjoying large bay windows. The property's private, extensive grounds are well-established, a maintained lawn, mature trees, and multiple seating areas create inviting spaces to unwind, while greenhouses and a storage shed cater to gardening passions. A substantial outbuilding with power offers endless possibilities, from a home office to a creative studio, adding to the remarkable flexibility this home provides.





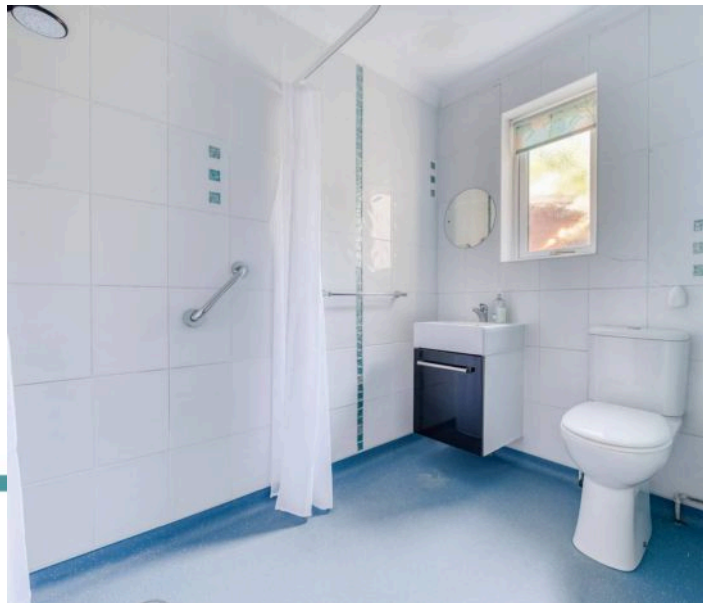


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- Detached bungalow proudly positioned on a substantial plot within the coastal village of Kessingland
- Within walking distance to the scenic beach
- Huge amount of potential to renovate or extend (stpp), ready to adapt to your own preferences and style
- Brand new kitchen equipped with modern cabinetry, an integrated oven, a breakfast bar unit and a functional utility room for laundry appliances
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Four bedrooms, two with large bay windows, complete with an easily accessible wet room
- Private, extensive grounds that are well-established, featuring several seating areas, a maintained lawn, mature trees, multiple greenhouses and a storage shed
- Large outbuilding with power and lighting, offering the potential to be a home office, a studio or a home gym
- Off-road parking at the side of the residence
- Brand new boiler installed in January 2025 with warranty



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## Location

Church Road lies in the centre of Kessingland, a friendly Suffolk coastal village known for its long stretch of quiet beach. From most points along the road, the coast is around a five-minute walk (roughly 0.3 miles), making it easy to enjoy the sea air daily. Everyday needs are catered for by local shops along the High Street, including a convenience store, post office, takeaway outlets, and a small café or two. Kessingland Church of England Primary Academy is within walking distance, while secondary schooling is available in nearby Lowestoft, a short bus ride away.

Healthcare is provided locally by a GP surgery and pharmacy, both in the village. Bus routes run frequently along the main road, linking Kessingland with Lowestoft to the north and Southwold to the south, while Lowestoft railway station, about four miles away, offers connections to Norwich and beyond. The mix of coastal proximity, essential amenities, and regular transport links makes Church Road a practical and appealing location.





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The home holds enormous potential, whether you dream of renovating, extending (stpp), or simply making it your own. Step inside to a welcoming entrance hall, with a convenient WC tucked neatly at the end. The brand-new kitchen is a true highlight, featuring modern cabinetry, an integrated oven, a breakfast bar for casual dining, and an adjoining utility room to keep laundry and household tasks discreetly separate. A flexible lean-to offers practical storage space, ideal for coats, boots, or outdoor gear after coastal walks.

The spacious sitting room, bathed in natural light, invites both relaxation and entertaining, making it the heart of the home. Four lovely sized bedrooms provide comfortable accommodation, two enhanced by large bay windows, along with an easily accessible wet room that serves the household.

The private, extensive grounds are a haven in their own right, beautifully established with a maintained lawn, mature trees, fruit trees and several inviting seating areas perfect for alfresco dining or quiet reflection. Gardeners will appreciate the multiple greenhouses and storage shed, while the overall layout offers space to unwind, entertain, and immerse yourself in the outdoors.



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Beyond the main residence, a substantial outbuilding with power and lighting opens up exciting possibilities: a home office, creative studio, workshop, or personal gym. Off-road parking sits conveniently to the side of the property, adding to the everyday ease of living here.

With its prime setting, adaptable layout, and scope to tailor every detail to your tastes, this bungalow offers not just a home, but a lifestyle shaped by the coast and countryside.

## Agents note

Freehold

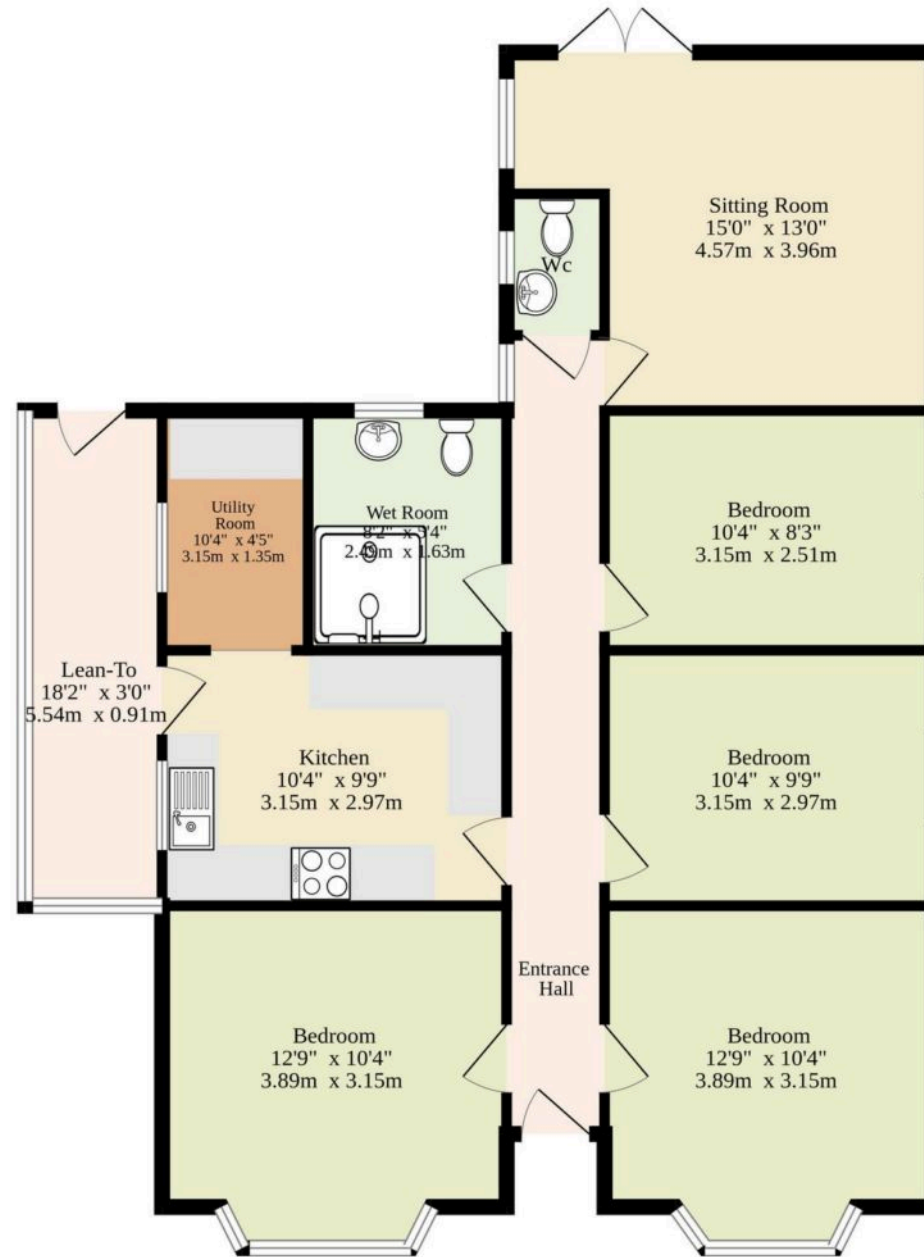
Brand new boiler installed in January 2025, under warranty.



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Ground Floor  
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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Meet *Hannah*  
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