



61 Heritage Green, Kessingland

Lowestoft



Minors & Brady



## 61 Heritage Green

Kessingland, Lowestoft

A quiet road, coastal air, and a home suitable for family living. This Kessingland townhouse sets the tone from the moment you arrive. Inside, the ground floor unfolds from an inviting entrance hall into a fully integrated kitchen, finished in a clean modern style with built-in appliances and unobstructed daylight making it an effortless space to start the day. The adjoining living/dining room offers comfortable flexibility, with tidy built-in storage and French doors opening straight to the garden, creating a natural rhythm between indoor living and outdoor moments. Two well-balanced bedrooms sit on the first floor alongside a family bathroom with a full bath and handheld shower. The top floor is dedicated to the principal bedroom, a softly elevated space with roof-line windows framing open skies, built-in storage, and easy loft access. Modern décor, warmth underfoot, and smart storage throughout give the home a calm, uncluttered feel, considered living space that supports family life without trying to steal the spotlight.



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Kessingland, Lowestoft

- Three-storey townhouse positioned in the coastal village of Kessingland
- Perfect choice for first-time buyers, families or investors!
- Ground floor underfloor heating providing warmth and comfort throughout the main living spaces
- Fully fitted modern kitchen with integrated appliances, tiled splashbacks, and storage
- Open-plan living/dining room with built-in storage and French doors opening out to the garden, inviting relaxation and entertaining
- Principal bedroom occupying the top floor with roof-line windows, built-in storage, and loft access
- Two additional well-proportioned bedrooms offering flexible space for family, work, or guests
- Family bathroom designed with neutral finishes, a full-size bath, handheld shower, and heated towel rail
- Front and rear gardens that are low-maintenance, secure, and complemented by allocated off-road parking for multiple vehicles
- Moments away from the coastline, with easy access to local shops, schools and transport links





# 61 Heritage Green

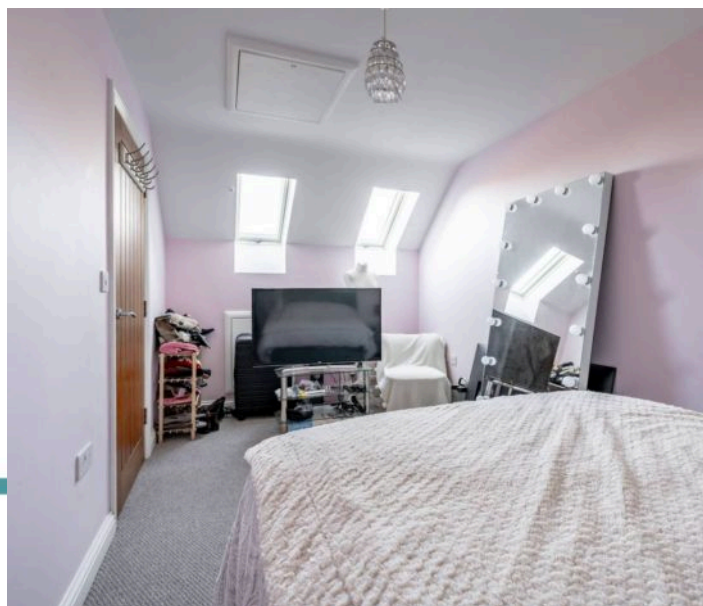
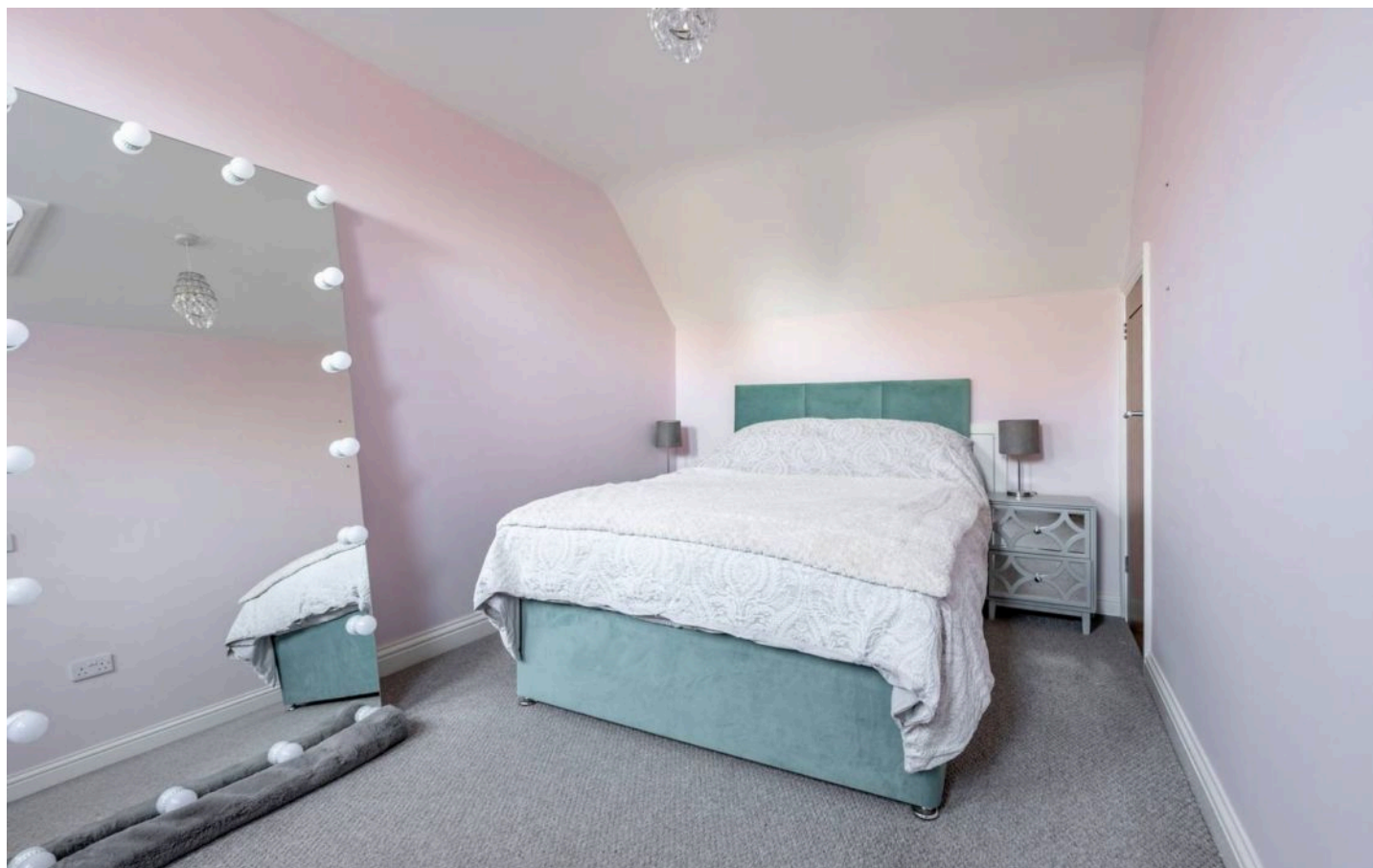
Kessingland, Lowestoft

## Location

Heritage Green is set slightly inland in the coastal village of Kessingland on Suffolk's east coast, positioned close enough to make the beach part of daily routine without feeling exposed to the elements. The shoreline, a long mix of sand, shingle and dunes, is only a short walk or cycle away, giving quick access to cold-water dips, dog walks across open beach, and the protected coastal path that runs north toward Lowestoft and south toward Southwold. Day-to-day essentials are covered locally, with nearby shops including the Co-op Food store, Premier convenience store and the Kessingland Post Office offering easy stops for groceries, parcels and basics. For families, local schooling options include Kessingland Church of England Primary Academy and, for secondary education, Pakefield High School and East Point Academy, all reachable within a short drive or by bus. Bus services connect through the village via First Norfolk & Suffolk routes, linking directly to Lowestoft, Beccles and surrounding areas, while rail access is available from Oulton Broad South railway station on the East Suffolk Line for onward travel toward Ipswich.

Leisure outlets are defined by outdoor routines, weekends at Africa Alive! wildlife park at the village edge, seasonal browsing at Kessingland Car Boot, and the well-attended summer Kessingland Car Boot Sale and local Kessingland Village Car Boot meet-ups that double as community social hubs. The village carries a practical coastal pace, backed by pubs like the Sailors Home and The Sweet Retreat café for informal downtime, edged by marshland, fields and sea, making the lifestyle here less about tourism and more about simple access to coast, community events and everyday convenience along the A12 corridor.

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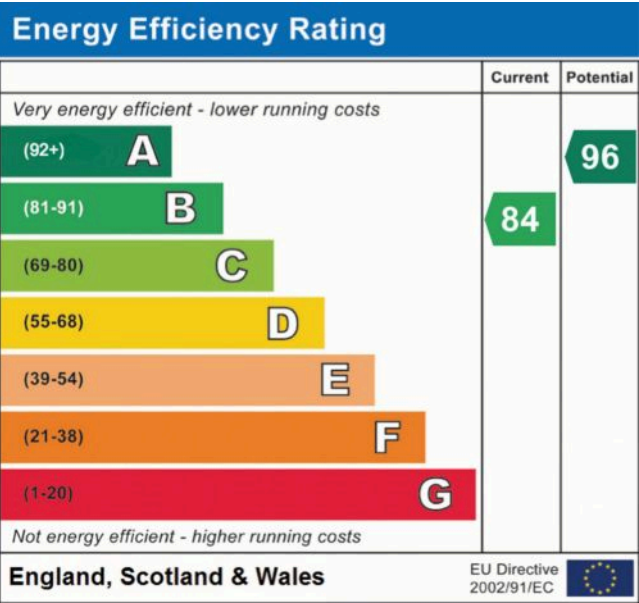
Kessingland, Lowestoft

Stepping inside, the ground floor welcomes you with a sense of flow rather than formal space. Karndean flooring and gentle underfloor warmth lead from the hallway into a thoughtfully integrated kitchen, positioned at the front of the home with natural daylight setting the tone for morning coffee, school runs, or relaxed weekend breakfasts. Fitted with quality cabinetry, an integrated oven, a dishwasher and a fridge/freezer.

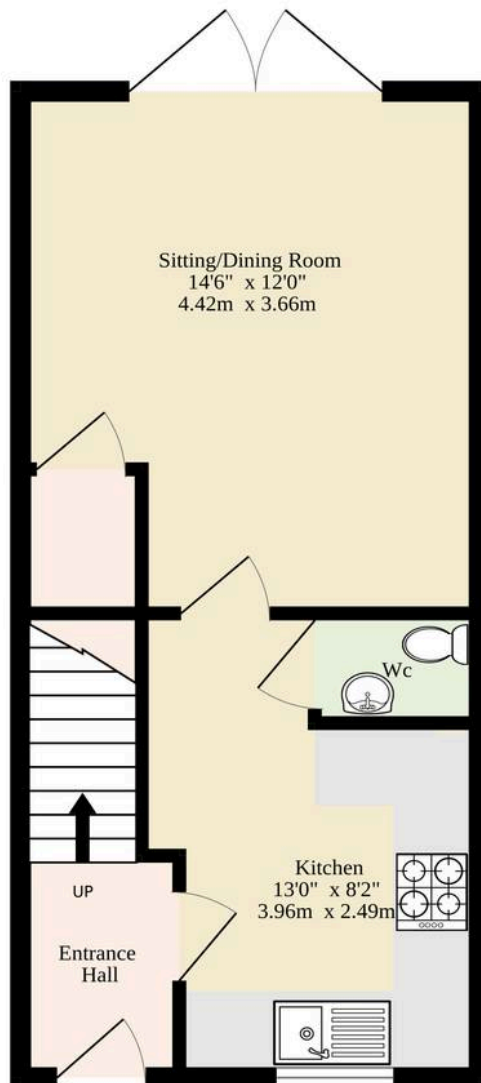
The kitchen connects smoothly to the living/dining room, a flexible social space that adapts to how you use it. French doors open out to the rear garden, bringing the outside in during warmer months and offering a straightforward transition from indoor meals to evenings outdoors, or supervised play to quiet moments winding down after the day. A built-in storage cupboard keeps essentials tucked away, preserving the room's uncluttered, lived-in feel.

Upstairs on the first floor, two well-presented bedrooms provide comfortable personal spaces, one looking towards the garden, the other facing the front, catching light in the afternoons. Both rooms feel restful and private, supported by a family bathroom styled in neutral tones with a full-size bath and handheld shower attachment. The top floor is dedicated to the principal bedroom, a private, gently elevated space featuring roof-line windows that frame shifting skies and evening light. With built-in storage and loft access.

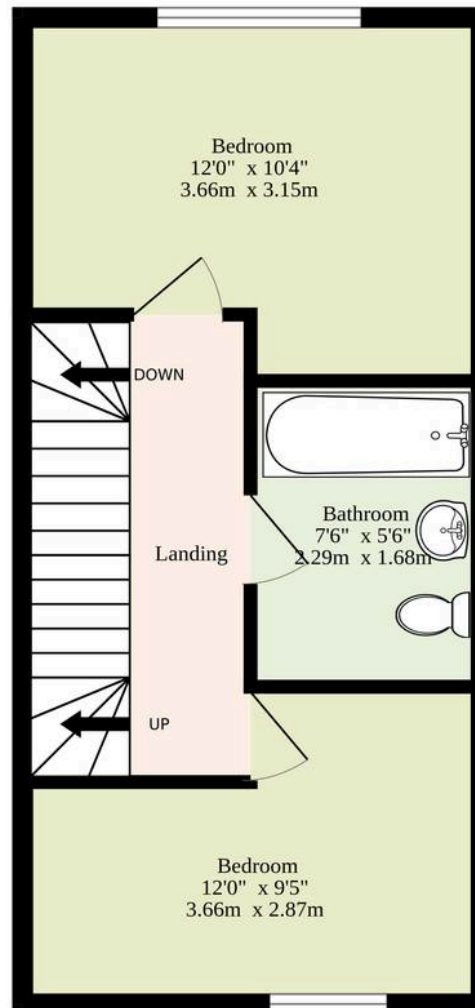
Outside, there's a quiet simplicity to the layout. The front path, edged with greenery, provides just enough of nature to soften the home's modern lines without demanding upkeep. At the rear, a paved, enclosed garden offers a clean, low-maintenance setting for outdoor time, whether that's improvised summer dinners, or claimed space for bikes, plants, or seating depending on the season. A gate opens to dedicated off-road parking.



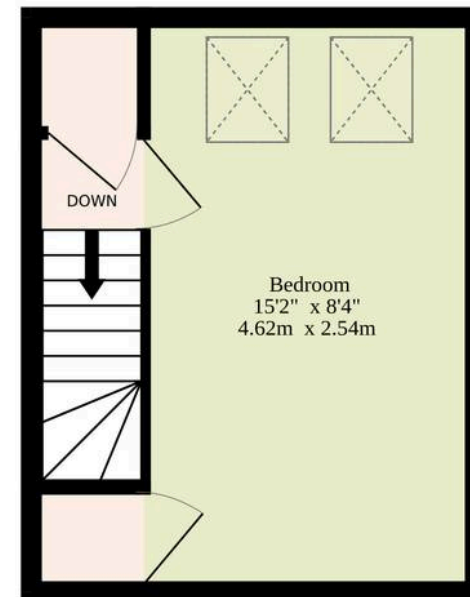
Ground Floor  
315 sq.ft. (29.3 sq.m.) approx.



1st Floor  
354 sq.ft. (32.9 sq.m.) approx.



2nd Floor  
127 sq.ft. (11.8 sq.m.) approx.



**TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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