



45 Heritage Green, Kessingland
Lowestoft



Minors & Brady

45 Heritage Green

Kessingland, Lowestoft

Set in a peaceful residential estate in the coastal village of Kessingland, this mid-terrace home offers a bright and welcoming living space across three floors. The modern kitchen flows into a sitting/dining room with French doors opening onto a low-maintenance garden, perfect for relaxing or entertaining. Three well-proportioned bedrooms, including a spacious second-floor room with eaves storage, are complemented by a family bathroom, while the private garden, patio, storage shed, and allocated parking add practical convenience. Ideal for first-time buyers or investors, this home combines comfort, flexibility, and a relaxed coastal lifestyle.

- Mid-terrace residence positioned on a quiet residential estate in the coastal village of Kessingland
- Well-presented accommodation across three floors, ready to adapt to your own preferences
- Suitable choice for first-time buyers or investors
- Kitchen fitted with modern cabinetry, an integrated oven, space for a fridge/freezer and plumbing for a washing machine
- Sitting/dining room with French doors that open out to the garden, inviting relaxation and entertaining
- Two first-floor bedrooms offering comfort and privacy, along with a family bathroom comprising of a classic three-piece suite
- Spacious, second floor bedroom benefiting from eaves storage
- A private, low-maintenance garden featuring a patio for seating arrangements, an artificial lawn and a storage shed
- Allocated off-road parking space
- Close to the scenic coast, local shops, schools and transport links



M&B



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Location

Heritage Green is situated in the coastal village of Kessingland, in East Suffolk, a short distance inland from the sandy beaches of the North Sea. The development enjoys a quiet, residential setting while still being within walking distance of the village centre. Local amenities include a Co-op and Premier convenience store, a post office, and a small selection of cafés, takeaways, and independent shops, providing for daily essentials without the need to travel further afield.

For families, Kessingland Church of England Primary Academy is the nearest primary school, just a few minutes' walk from Heritage Green, while secondary school options, including Pakefield High School and East Point Academy, are accessible within a short drive or via local bus services.

Transport links are convenient for a village setting: regular bus routes connect Kessingland with Lowestoft and surrounding towns, and rail services are available from Lowestoft station and Oulton Broad South, offering connections towards Norwich and Ipswich.

The lifestyle in Heritage Green reflects the coastal location: residents can enjoy walks along the beach, the Suffolk Coast Path, and local green spaces, while still having access to everyday conveniences and community facilities. Lowestoft is just 10–15 minutes away by car for more extensive shopping, leisure, and dining options, making Heritage Green a balance of peaceful village life with practical accessibility.



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This well-presented mid-terrace residence is positioned on a peaceful residential estate in the coastal village of Kessingland, offering a versatile home ready to adapt to your lifestyle. Ideal for first-time buyers or investors, the property spans three floors and provides a welcoming, bright, and airy atmosphere throughout.

A welcoming entrance leads into the heart of the home, where the kitchen features modern cabinetry, an integrated oven, space for a fridge/freezer, and plumbing for a washing machine.

The sitting/dining room benefits from French doors that open onto the garden, creating a seamless flow for relaxation and entertaining.

Upstairs, two bedrooms provide comfort and privacy, complemented by a family bathroom with a classic three-piece suite. The second floor houses a spacious bedroom with eaves storage, offering flexibility for a variety of uses.

Outside, the private garden is low-maintenance and thoughtfully designed, featuring a patio for outdoor seating, an artificial lawn, and a storage shed. The property also includes two allocated off-road parking space for convenience.

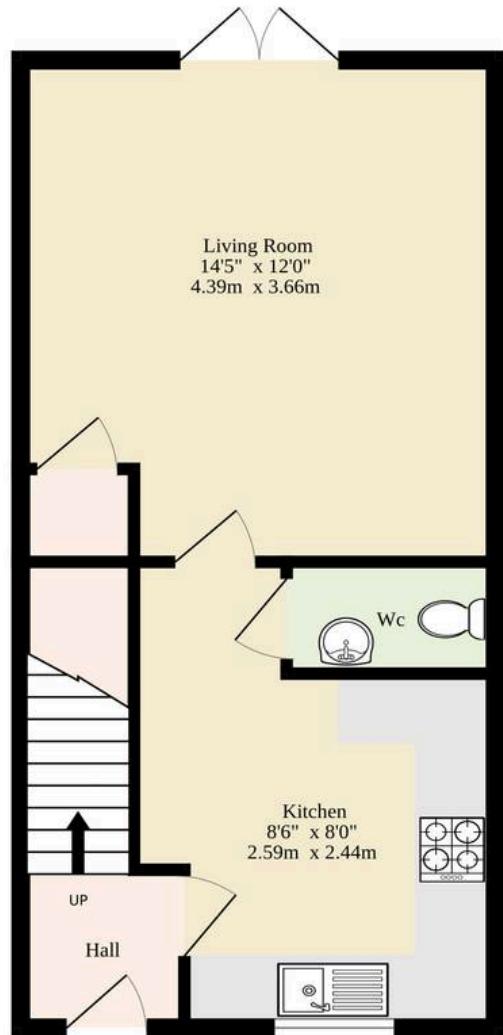
Agents Notes

Freehold

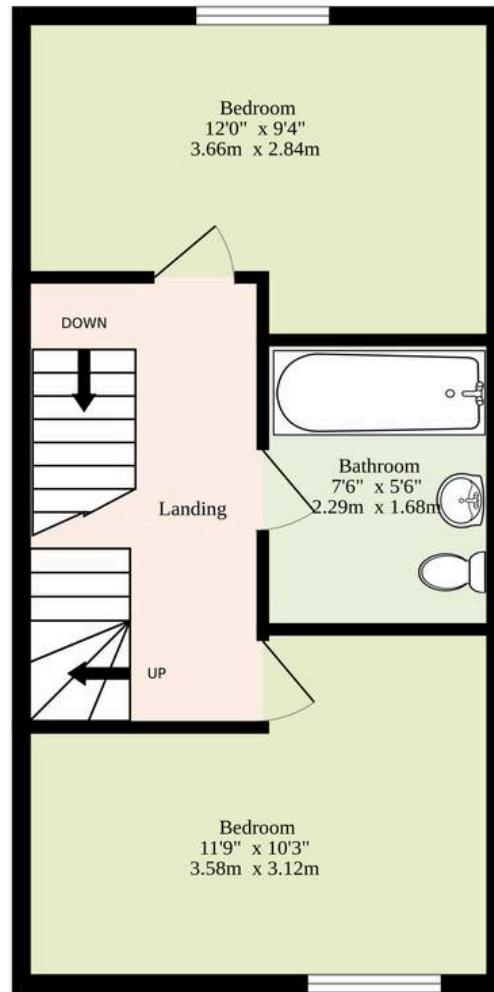
Connected to all mains services.



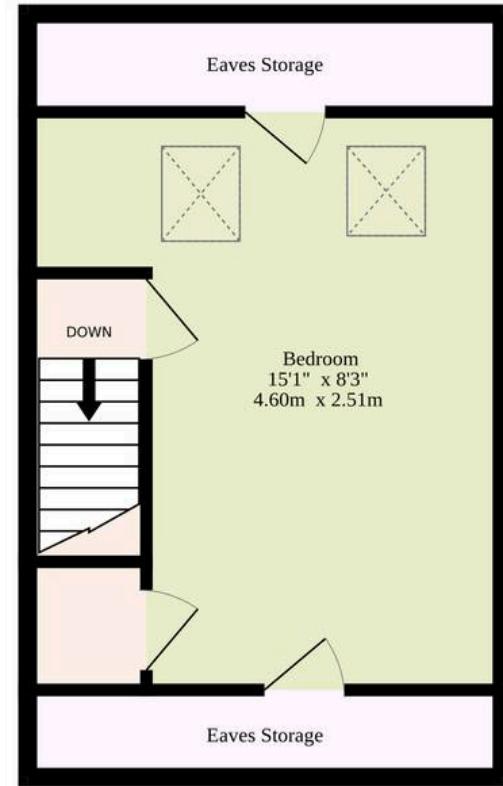
Ground Floor
297 sq.ft. (27.6 sq.m.) approx.



1st Floor
296 sq.ft. (27.5 sq.m.) approx.



2nd Floor
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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Meet *Bradley*
Senior Property Valuer



Meet *Olee*
Senior Property Consultant

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Your home, our market



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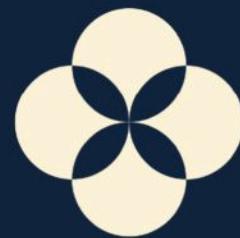


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