



12 Mayfield Avenue, Kessingland

Lowestoft



Minors & Brady



# 12 Mayfield Avenue

Kessingland, Lowestoft

Down a quiet cul-de-sac in the coastal village of Kessingland, this chain free semi-detached chalet bungalow offers a calm and practical setting for everyday life. The layout provides flexible reception space, including a generous living room and a bright conservatory overlooking the garden, alongside two double bedrooms and bath/shower facilities across both floors. With a private rear garden, ample off-road parking and a garage, the property balances comfort, adaptability and a well-connected village location close to the coast.

- Chain free
- Semi-detached chalet bungalow positioned down a quiet cul-de-sac in the coastal village of Kessingland
- Spacious living room with a feature fireplace and a large front-facing window, inviting relaxation and entertaining
- Formal dining room with the flexibility to be a home office, a cosy snug or an additional bedroom, with the potential to be converted into an open-plan kitchen/diner (stpp)
- Kitchen fitted with wall and base cabinetry, an integrated oven, a ceramic hob, plumbing for a washing machine and space for a fridge/freezer
- Large, light-filled conservatory that extends the reception space, offering views of the garden
- Two double bedrooms, one with a walk-in wardrobe and the other with a storage cupboard, ready for personalisation
- Ground-floor bathroom and a first-floor shower room, both comprising of classic three-piece suites
- A rear garden featuring a laid to lawn, established shrubbery, a patio for outdoor seating and a timber storage shed
- Maintained front garden, a brick-weave driveway providing off-road parking for multiple vehicles and a garage for storage/workshop use

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## Location

Mayfield Avenue is set within a well-established residential area of Kessingland, a coastal village located around four miles south of Lowestoft on Suffolk's North Sea coast. The property is within walking distance of the village centre, where you'll find everyday amenities including a Co-op food store, local convenience shops, a post office, pharmacy, hairdressers and a selection of cafés and takeaways. For a broader range of supermarkets, retail parks and services, Lowestoft town centre is a short drive or bus journey away.

Families are served by Kessingland Church of England Primary Academy in the village, while secondary education is available at nearby Pakefield High School and other schools in Lowestoft. Public transport links include regular bus services running along the A12 through Kessingland, providing connections north to Lowestoft and south towards Southwold and the wider Suffolk coast. Rail services can be accessed from Lowestoft station, offering routes to Norwich and beyond.

The area suits those seeking a coastal lifestyle with practical day-to-day convenience. The beach is within easy reach, along with open green spaces, coastal paths and nearby countryside, making it well suited to walking, cycling and time outdoors. Mayfield Avenue offers a balance of village living with access to larger town facilities when needed.

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Chain free, this semi-detached chalet bungalow is tucked away at the end of a quiet cul-de-sac in the coastal village of Kessingland, offering a setting that feels both private and well connected to village life and the nearby shoreline.

A practical side porch, ideal for coats, boots and everyday essentials, leads into a welcoming entrance hall that sets the tone for the accommodation beyond. The spacious living room is centred around a feature fireplace, with a large front-facing window that draws in natural light and creates a comfortable space for relaxing evenings or hosting friends and family.

The formal dining room provides welcome flexibility. Whether used as a dedicated dining space, a home office, a cosy snug or an additional bedroom, it adapts easily to changing needs. For those looking to reconfigure, there is also potential to create an open-plan kitchen/diner (subject to the necessary planning permissions), opening up the rear of the home for modern living.

The kitchen is fitted with a range of wall and base cabinetry, an integrated oven, ceramic hob, plumbing for a washing machine and space for a fridge/freezer, offering a practical layout with scope to update and personalise over time. Beyond, a generous conservatory extends the reception space and enjoys views over the garden, providing a bright and versatile area for dining, reading or simply enjoying the outlook throughout the seasons.

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There are two double bedrooms, one benefitting from a walk-in wardrobe and the other from a useful storage cupboard, both ready to be tailored to individual taste. The ground floor is served by a bathroom with a classic three-piece suite, while the first floor features an additional shower room, also fitted with a three-piece suite, offering convenience for guests or family members.

Outside, the rear garden is mainly laid to lawn and framed by established shrubbery, with a patio area for outdoor seating and a timber storage shed. It offers a manageable yet inviting space for gardening, entertaining or enjoying the fresh coastal air. To the front, the maintained garden enhances the kerb appeal, while a brick-weave driveway provides off-road parking for multiple vehicles and leads to a garage suitable for storage or workshop use.

## Agents Notes

Freehold

Connected to all mains services.



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Ground Floor  
810 sq.ft. (75.3 sq.m.) approx.

1st Floor  
381 sq.ft. (35.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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# Minors & Brady

*Your home, our market*



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