



109 Church Road, Kessingland

Lowestoft



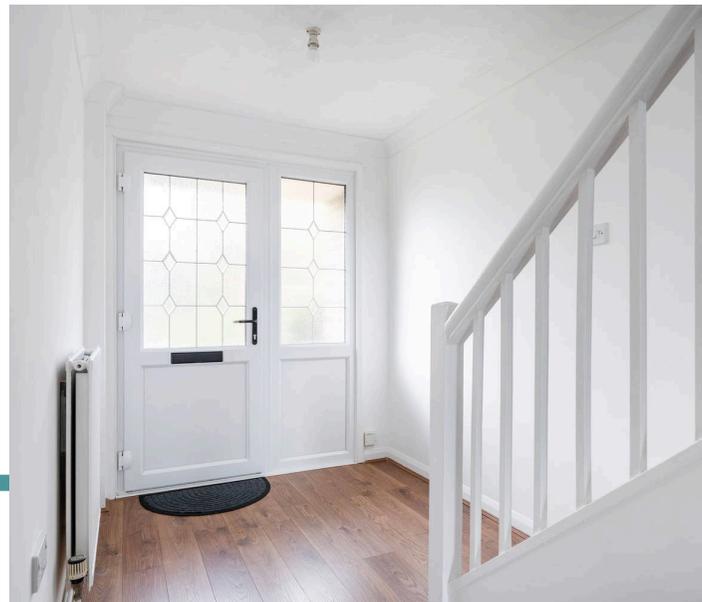
Minors & Brady

109 Church Road

Kessingland, Lowestoft

Chain-free, this mid-terrace home in Kessingland offers well-proportioned and versatile accommodation in a convenient village location. The property features three bedrooms, two with built-in storage, a bright front-facing living room with a traditional fireplace, and a modern open-plan kitchen/dining area that opens onto a private rear garden. Both front and rear gardens are generously sized, providing space for seating, play, or gardening, while off-road parking adds practical convenience. Suitable for first-time buyers, families, or investors, the home is within easy reach of local shops, schools, transport links, and the beach.

- Chain-free sale, ideal for first-time buyers, families, or investors
- Mid-terrace residence positioned in the coastal village of Kessingland
- Ready to adapt to your own preferences and style
- Spacious front-facing living room with a traditional fireplace and natural light
- Open-plan kitchen/dining area with modern cabinetry, an integrated oven, a gas hob and under-counter areas for appliances
- Three bedrooms, two include built-in storage for added practicality
- Bathroom comprising of a modern three-piece suite
- Generous front and rear gardens that are mainly laid to lawn, the rear garden is enclosed for privacy
- Off-road parking situated in front of an en-block garage
- Easy access to village amenities and the scenic coastline



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Kessingland

Church Road is located in the heart of Kessingland, a coastal village in Suffolk just south of Lowestoft. Within walking distance, residents have access to essential local shops including a convenience store, a post office, a pharmacy, and a handful of small independent retailers. There are also a few cafés, takeaway options, and traditional pubs scattered throughout the village.

For families, the closest school is Kessingland Church of England Primary Academy, providing primary education within easy reach. Secondary education is typically accessed in nearby towns, with options including Pakefield High School and East Point Academy in Lowestoft, reachable by a short bus or car journey.

Transport links are convenient for a village setting. Local bus services connect Kessingland to Lowestoft and surrounding villages, while the A12 offers straightforward road access to the wider Suffolk coast and inland towns. The nearest railway stations are in Lowestoft and Oulton Broad, providing routes to Norwich, Ipswich, and further afield.



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A well-proportioned mid-terrace home offering a comfortable and versatile living space in the coastal village of Kessingland, Suffolk. This chain-free property presents an excellent opportunity for first-time buyers, families, or investors, providing a blank canvas ready to be personalised.

Approached via a sheltered storm porch, the property opens into a bright and airy entrance hall that sets a welcoming tone. The living room, positioned at the front of the house, features a traditional fireplace and a large window that allows natural light to flood the space. Its generous proportions provide flexibility for both relaxation and entertaining, creating a warm and inviting environment at the heart of the home.

At the rear, an open-plan kitchen and dining area has been thoughtfully designed to combine functionality with modern convenience. Fitted with contemporary cabinetry, the kitchen includes an integrated oven and a gas hob, with dedicated under-counter spaces for appliances. French doors lead directly onto the garden, seamlessly connecting the interior with the outdoor space and making it ideal for informal dining or social gatherings.

The property offers three bedrooms, two of which benefit from built-in storage, providing comfortable accommodation and a sense of privacy for all occupants. The family bathroom is fitted with a modern three-piece suite, including a bath, basin, and WC, maintaining a clean and contemporary feel. The arrangement of rooms lends itself well to both family living and flexible use for work-from-home needs or guest accommodation.



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Externally, the property enjoys generous lawned gardens to both the front and rear. The rear garden is private and fully enclosed, featuring a paved patio area perfect for outdoor seating, dining, or entertaining. These gardens provide both space and potential, ideal for gardening enthusiasts or families seeking a safe area for children to play.

Practicality is further enhanced by off-road parking located in front of the en-block garage, offering convenience for residents and visitors alike. Additional features include a chain-free sale, making this home a straightforward purchase and a flexible opportunity for a range of buyers.

Agents Notes

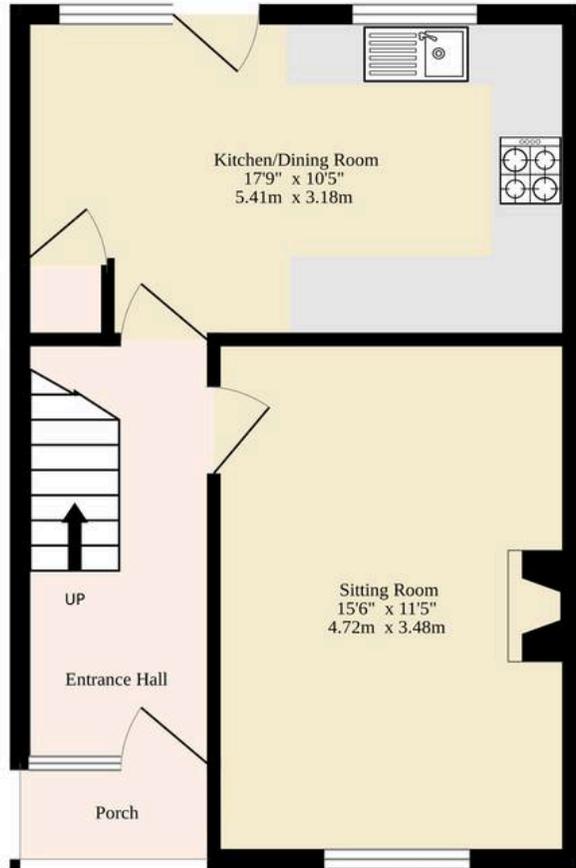
Freehold

Connected to mains water, electricity, gas and drainage.

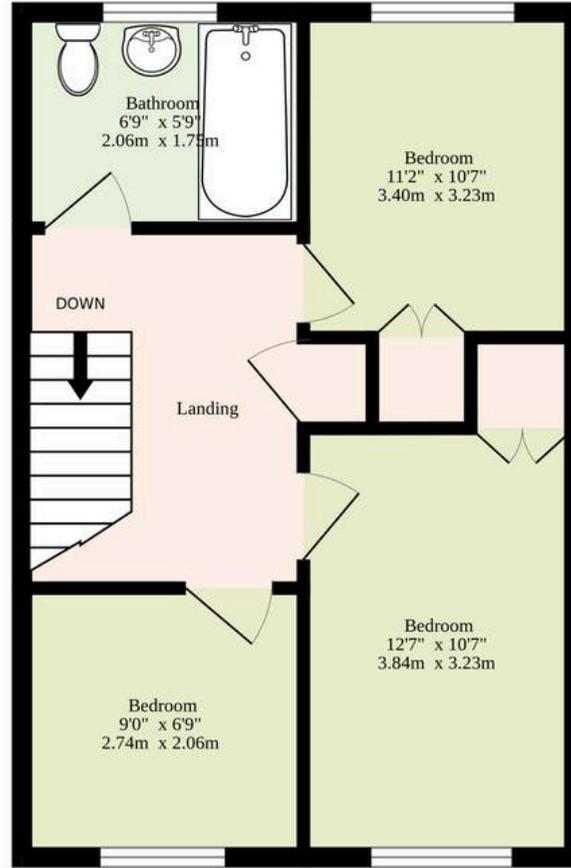
Combi boiler heating system.



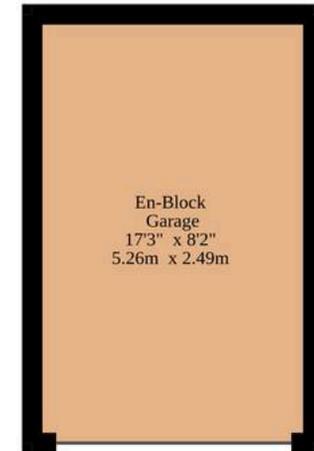
Ground Floor
465 sq.ft. (43.2 sq.m.) approx.



1st Floor
358 sq.ft. (33.3 sq.m.) approx.



Garage
141 sq.ft. (13.1 sq.m.) approx.



Total Sqft Includes The En-Block Garage.

TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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