



18 Whites Lane, Kessingland

Lowestoft



Minors & Brady

# 18 Whites Lane

Kessingland, Lowestoft

Positioned along a popular road in the coastal village of Kessingland, this beautifully renovated chalet bungalow offers a lifestyle shaped by light, space and its proximity to the sea. The generous plot and open field views create a sense of calm and privacy, while the coastline and village amenities remain within easy reach for day-to-day living. Inside, a welcoming entrance hall with herringbone flooring leads into a light-filled sitting room with sliding doors and a feature fireplace, alongside a newly fitted kitchen with contemporary cabinetry and integrated appliances. Flexible accommodation includes two ground-floor double bedrooms, a modern wet room and a further first-floor bedroom with eaves storage and direct access to a private sun deck. With interiors that are both stylish and practical, the home adapts easily to a range of lifestyles, whether for quiet evenings in or hosting family and friends, all within easy reach of the surrounding coastal towns year-round.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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- Down a popular road in the coastal village of Kessingland, this semi-detached chalet bungalow enjoys a generous-size plot with field views
- Easy access to village amenities and the scenic coastline, with a short drive to Pakefield, Lowestoft and Southwold
- Beautifully renovated with a bright, stylish interior that can easily adapt to your own lifestyle preferences
- Sitting room filled with an abundance of natural light from the sliding doors, with a decorative feature fireplace and an open staircase, inviting relaxation and entertaining
- An internal sliding door opens into a brand-new kitchen, equipped with modern cabinetry, an integrated oven and areas for your own appliances
- Ground-floor wet room that is easily accessible
- Two ground-floor double bedrooms, one of which is complemented by a bay-window, currently configured as a dining room
- First-floor double bedroom featuring eaves storage, Velux windows and sliding doors opening out to the sun deck
- Extensive, private garden that overlooks fields at the rear, with a patio for seating, a laid to lawn, established shrubbery and a storage shed
- Low-maintenance front garden with an artificial lawn, alongside a brick-weave driveway providing off-road parking for multiple vehicles



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## Kessingland

Whites Lane is a quiet residential street in the coastal village of Kessingland, situated on the east coast of Suffolk. The lane lies just a short walk from the coastline, providing easy access to Kessingland's beaches and coastal paths.

Local shops and services are within a few minutes' drive or a short walk, including a convenience store, café, and takeaway options along the village's High Street. The area also hosts the Kessingland Car Boot, a regular Sunday market that draws both locals and visitors from nearby towns.

Families benefit from a selection of schools nearby. Kessingland Church of England Primary Academy is the closest primary school, while secondary education is served by Pakefield High School in the neighbouring Pakefield area. Other nearby primary schools in Pakefield and Carlton Colville provide additional options for families.

Transport connections are convenient for a village setting. Local bus services run regularly to Lowestoft, Southwold, and surrounding villages, and the B1437 provides easy road access to the A12 and the wider Suffolk and Norfolk area. For leisure, Africa Alive! Wildlife Park is just a short drive away, offering a family-friendly destination alongside the village's coastal attractions.



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Set along a well-regarded road in the coastal village of Kessingland, this thoughtfully renovated semi-detached chalet bungalow occupies a generous plot with open field views to the rear, offering both space and a strong connection to its surroundings. The property is ideally positioned for access to local amenities and the nearby coastline, while the neighbouring areas of Pakefield, Lowestoft and Southwold are all within easy reach by car.

The house has been carefully updated to create a bright and adaptable interior, designed to suit a range of lifestyles. A welcoming entrance hall sets the tone, with herringbone flooring flowing seamlessly through much of the ground floor, lending a sense of continuity and understated style. The sitting room is particularly inviting, with sliding doors allowing natural light to pour in and providing a connection to the garden beyond. A decorative feature fireplace forms a focal point, while the open staircase enhances the sense of space, creating an environment equally suited to everyday living and entertaining.

An internal sliding door leads through to a newly installed kitchen, fitted with contemporary cabinetry and an integrated oven, alongside designated spaces for additional appliances. The layout has been designed with both practicality and ease of use in mind, complemented by a rear lobby that provides access to the outside and to a well-appointed ground-floor wet room, offering convenience and accessibility.



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The ground floor also accommodates two double bedrooms, one of which features a bay window and is currently arranged as a dining room, demonstrating the flexibility of the accommodation. This adaptability continues on the first floor, where a further double bedroom benefits from eaves storage and Velux windows, allowing for a light and airy feel. Sliding doors open directly onto a private sun deck, providing an elevated vantage point from which to enjoy the surrounding outlook.

Outside, the property enjoys an extensive and private rear garden, backing onto open fields and offering a peaceful setting. A patio area provides space for outdoor seating, while the lawn is bordered by established shrubs, creating a sense of maturity and seclusion. A storage shed adds practical utility, catering for gardening and outdoor equipment.

To the front, the garden has been designed with ease of maintenance in mind, featuring an artificial lawn alongside a brick-weave driveway that offers off-road parking for multiple vehicles. There is potential for further parking by removing the artificial lawn.

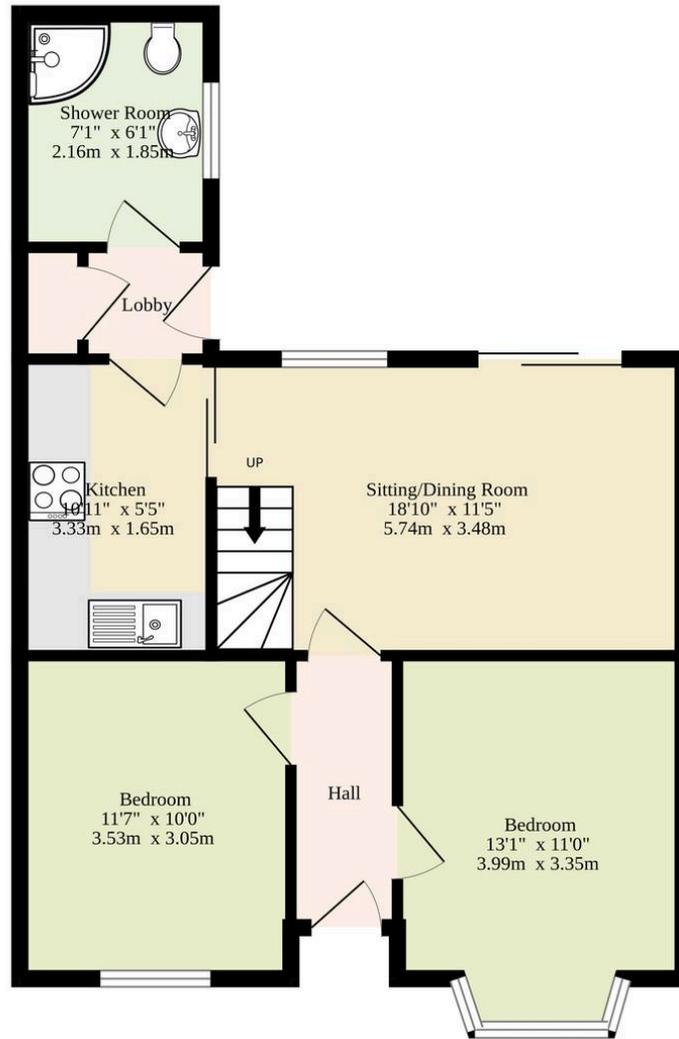
Altogether, this is a well-considered home in a sought-after coastal location, combining modern finishes with flexible living space and a generous plot. Its position, presentation and adaptability make it an appealing option for a wide range of buyers looking to enjoy both village life and the nearby Suffolk coastline.

Positioned along a popular road in the coastal village of Kessingland, this beautifully renovated chalet bungalow offers a lifestyle shaped by light, space and its proximity to the sea. The generous plot and open field views create a sense of calm

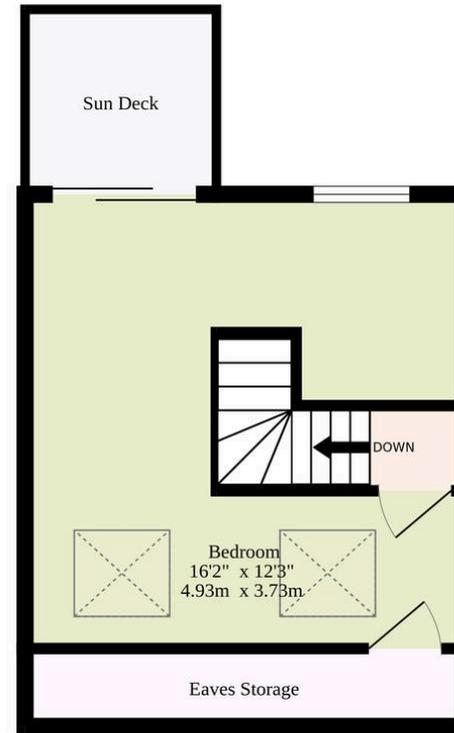


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor  
607 sq.ft. (56.4 sq.m.) approx.



1st Floor  
199 sq.ft. (18.5 sq.m.) approx.



Sqft Excludes Sun Deck And Eaves Storage.

TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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