



27 Fishermans Way, Kessingland

Lowestoft



Minors & Brady

## 27 Fishermans Way

Kessingland, Lowestoft

Set in a quiet Kessingland cul-de-sac, this spacious four-bedroom detached home occupies a generous corner plot and offers excellent potential to create a home tailored to your needs. The property features a bright and welcoming living room, a kitchen opening into the dining area, and a rear sun room with a bay window that fills the space with natural light and overlooks the south-facing garden, perfect for family life or entertaining. Outside, the south-facing garden includes a raised patio, sweeping lawn, and established beds, while off-road parking and a detached garage provide practical convenience. Within walking distance of the beach and local amenities, this home offers light, space, and scope for improvement in a desirable coastal location.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

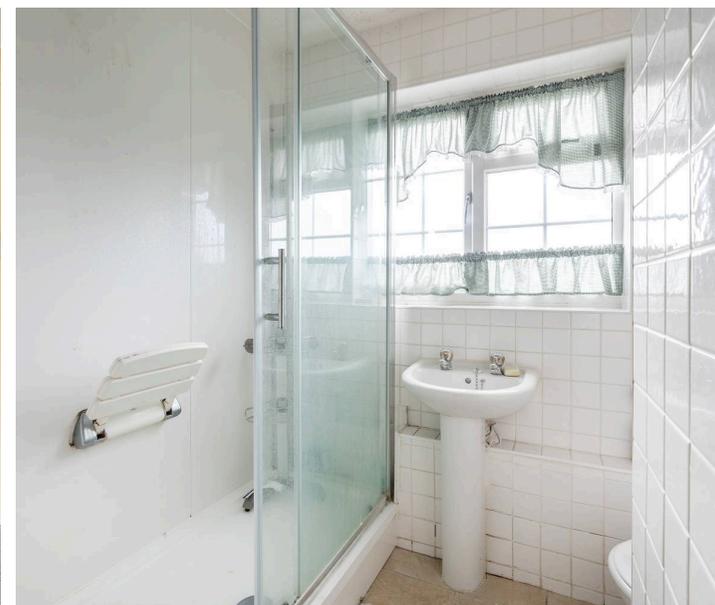


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Kessingland, Lowestoft

- Detached four-bedroom house occupying a generous, private corner plot in the coastal village of Kessingland
- Excellent potential to modernise and personalise the property to suit individual requirements
- Bright and spacious living room with two front-facing windows allowing plenty of natural light
- Kitchen opening into a dining area, creating a practical and flexible family space
- Rear sun room with bay window overlooking the south-facing garden, ideal for relaxing or casual dining
- Family bathroom with a three-piece suite, including a shower, hand wash basin, and toilet
- Large, well-maintained garden with raised patio, sweeping lawn, established flower beds, and mature hedging
- Driveway providing off-road parking and a detached garage suitable for storage or workshop use
- Convenient location close to local amenities, schools, and transport links connecting to Lowestoft and the wider area



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### Kessingland

Fishermans Way is situated in the coastal village of Kessingland, just south of Lowestoft in Suffolk. The street lies in a peaceful residential area, within easy walking distance of the village centre and the beach, offering access to the North Sea shoreline, dunes, and coastal footpaths. Local amenities in Kessingland include a convenience store, post office, cafés, takeaways, and a couple of pubs, providing everyday essentials without needing to travel far. For more extensive shopping, the Pakefield Retail Park is only a short drive away, offering supermarkets, household stores, and national retail outlets.

Families in the area have several schooling options. Younger children typically attend Kessingland Church of England Primary Academy, while secondary-age pupils can go to Pakefield High School. There are also primary schools in Pakefield, such as Pakefield Primary School and East Point Academy, giving parents choice within a short commuting distance.

Transport links are practical for a village setting. Regular bus services connect Kessingland to Lowestoft, Southwold, and Beccles, while the nearest railway station at Lowestoft provides connections to Norwich, Ipswich, and other regional destinations. The location combines a relaxed coastal lifestyle with everyday convenience: residents can enjoy beach walks, coastal trails, and the calm village atmosphere, while shops, schools, and leisure facilities are within easy reach by car or public transport.



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Set within a quiet cul-de-sac in Kessingland, this well-proportioned detached family home occupies a generous corner plot and offers a wonderful blend of light, space, and potential. Boasting four bedrooms and two reception rooms across approximately 1,091 sqft, the property enjoys a south-facing aspect, creating bright, welcoming interiors throughout. Ideal for families seeking a flexible layout, the home is complemented by a substantial garden and off-road parking, offering both comfort and practicality in a sought-after coastal location.

A welcoming porch leads into a bright and airy entrance hall, thoughtfully complemented by a convenient WC. The spacious living room features two front-facing windows that flood the space with natural light, providing a comfortable environment for relaxation or entertaining guests. The room's generous proportions and versatile layout make it the heart of the home, offering both functionality and warmth.

The kitchen is fitted with a range of units, an integrated oven, sink and drainer, and plumbing for a washing machine, combining practicality with timeless appeal. It opens seamlessly into the dining room, creating an effortless flow for family life or hosting. At the rear, a sun-filled conservatory with a bay window overlooks the garden, providing a light, airy space.



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Upstairs, four bedrooms provide ample accommodation and are ready for personalisation to suit a variety of family needs. The bathroom features a classic three-piece suite, including a shower, hand wash basin, and toilet, offering functional comfort in a clean, neutral setting. The layout presents opportunities to adapt and enhance according to lifestyle requirements.

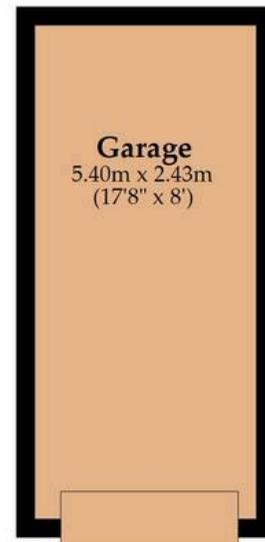
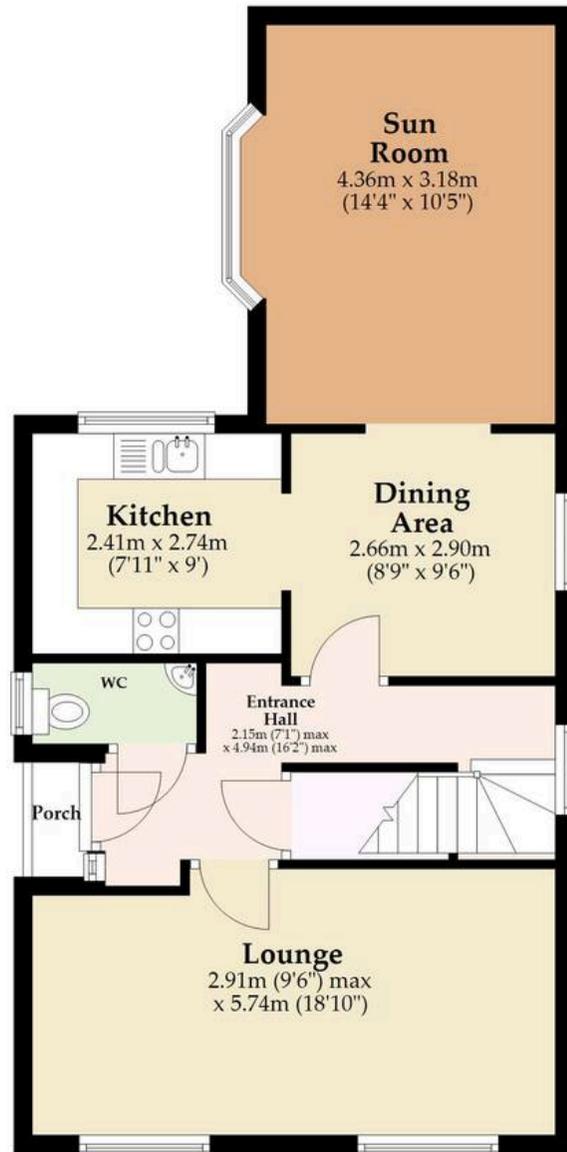
The property enjoys a large, private garden that is south-facing, with considerable scope for outdoor living. A raised patio provides an ideal area for seating, while the sweeping lawn and established flower beds create an attractive environment. Mature hedging ensures privacy, and a timber shed offers practical storage for gardening tools or outdoor equipment. The south-facing aspect ensures the garden receives generous sunlight throughout the day.

A driveway to the side of the property offers convenient off-road parking, while a detached garage provides further storage or workshop space. These practical features enhance the property's appeal, making day-to-day life easier while maintaining a tidy, organised exterior.



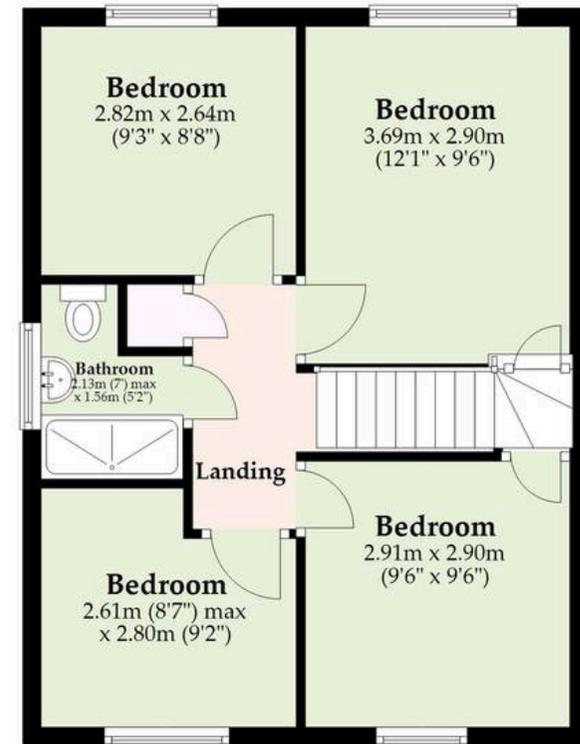
## Ground Floor

Approx. 57.1 sq. metres (614.2 sq. feet)  
(excluding Porch, Garage)



## First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

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.

Plan produced using PlanUp.

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 [oultonbroad@minorsandbrady.co.uk](mailto:oultonbroad@minorsandbrady.co.uk)

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

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