



93 London Road, Kessingland

Lowestoft



Minors & Brady

# 93 London Road

Kessingland, Lowestoft

A home that fits easily into everyday life, this end-of-terrace property in Kessingland offers a straightforward, comfortable base close to the Suffolk coast. The open-plan living/dining area, practical modern kitchen and flexible sun room create a layout that works well for both routine and downtime, while three bedrooms provide well-arranged space upstairs. Outside, the extensive garden, garage, lean-to conservatory and off-road parking add valuable versatility, making this a strong option for anyone looking for a well-kept home with plenty of outdoor potential.

- End-of-terrace residence positioned in the coastal village of Kessingland
- Open-plan living/dining room creating an effortless flow for everyday living and entertaining
- Kitchen is fitted with modern units, a sink/drain, an integrated oven, a gas hob, a dishwasher and plumbing for a washing machine
- Rear lobby leads to a bathroom comprising of a two-piece suite, with a separate WC for convenience
- Sun room that can be utilised as a utility room or for storage
- Three bedrooms, one of which has built-in wardrobes
- Extensive, bisected garden featuring a laid to lawn, a patio for seating and a garage, with a lean-to conservatory
- Off-road parking
- Moments away from the scenic coastline
- Easy access to a wide range of essential amenities



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Kessingland, Lowestoft

Kessingland

London Road sits on the western side of Kessingland, a coastal village just south of Lowestoft, where wide open skies and long stretches of natural beach shape the feel of the area. The village provides practical everyday amenities, including a Co-op Food store, cafés, pubs, takeaways, a pharmacy, and independent shops along the High Street. For larger supermarkets, the nearest choices are at Pakefield/Tower Retail Park, home to Morrisons, Sainsbury's, and ALDI.

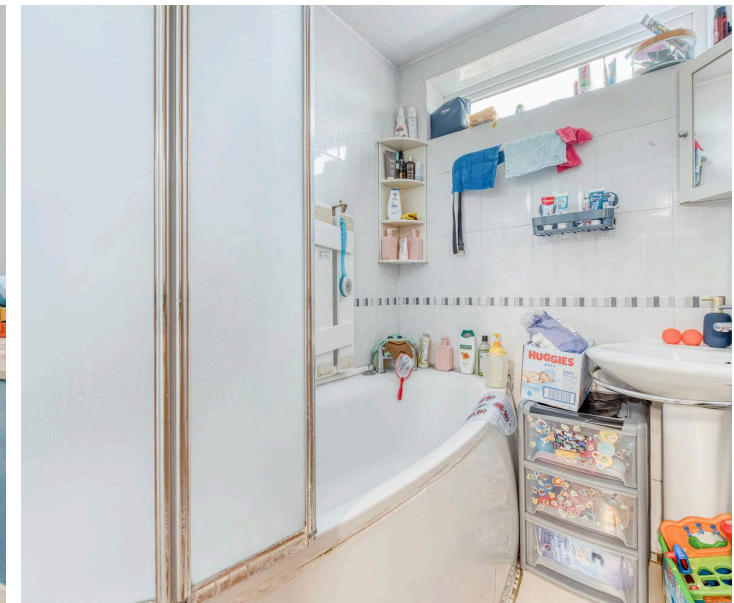
Families have Kessingland Church of England Primary Academy within the village, with Pakefield Primary School and Pakefield High School a short drive north. Bus routes along London Road link directly to Lowestoft, Pakefield, and Southwold, and the A12 sits just west of the village for simple road connections. The overall lifestyle is relaxed and outdoors-oriented, with easy access to the beach, walking routes, and nature reserves, while still being close to the wider services and leisure options of Lowestoft.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Please note that this property has a bisected garden.



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# 93 London Road

Kessingland, Lowestoft

## London Road

An end-of-terrace residence set within the well-established coastal village of Kessingland, this home offers a practical layout and a welcoming atmosphere suited to modern day-to-day living.

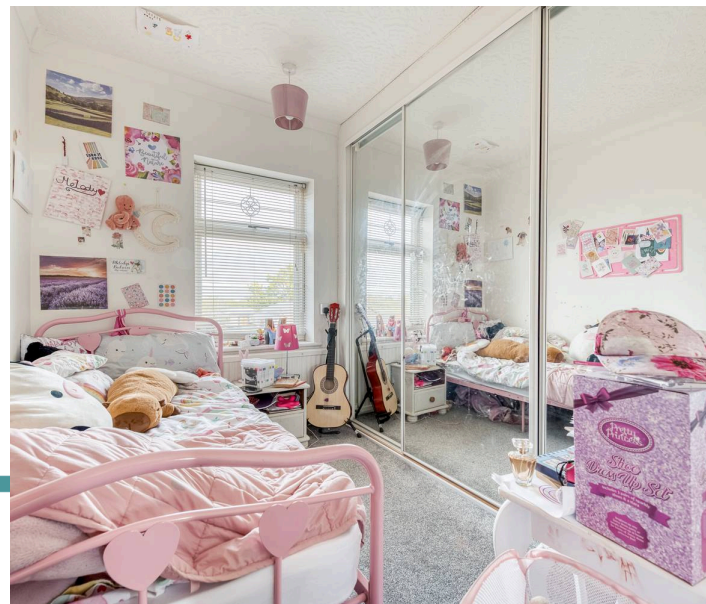
The entrance hall leads into an open-plan living and dining area, arranged to provide an easy flow between spaces and a comfortable setting for both everyday use and hosting. The kitchen features modern fitted units, an integrated oven, gas hob and dishwasher, along with plumbing for a washing machine.

From the rear lobby, there is access to a bathroom with a two-piece suite, complemented by a separate WC. A sun room sits beside, offering flexibility as a utility space, hobby area or additional storage.

Upstairs, three bedrooms provide well-proportioned accommodation, with one benefitting from built-in wardrobes that enhance practicality.

The garden extends considerably and is arranged in two sections, including a lawned area, a patio suited to outdoor seating and a garage with an adjoining lean-to conservatory. Off-road parking adds further convenience.

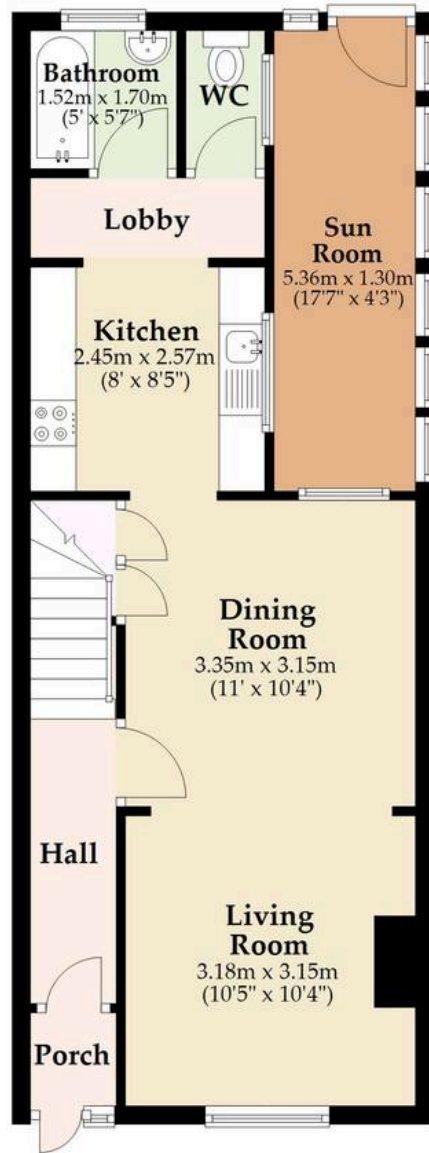
Altogether, this is a well-presented home offering generous outdoor space and a straightforward, functional layout, an appealing opportunity for those looking to settle in a popular village close to the Suffolk shoreline.



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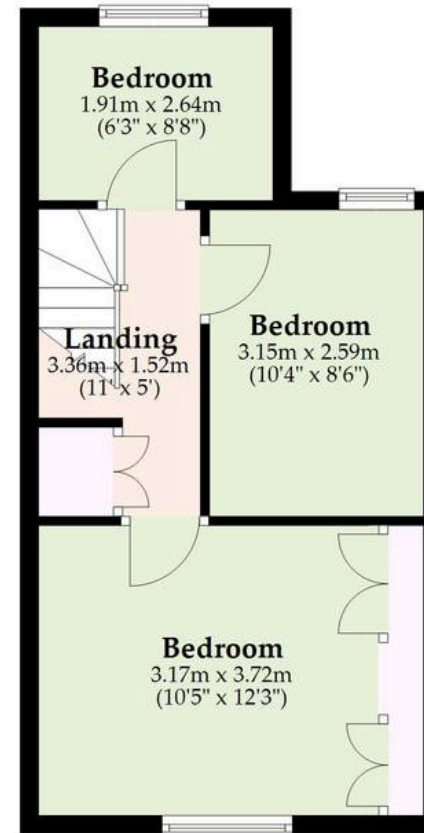
## Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 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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