



32 Field Lane, Kessingland

Lowestoft



Minors & Brady

## 32 Field Lane

Kessingland, Lowestoft

There's a wonderful ease to life here, the kind that comes from having the coast on your doorstep and a home that's been thoughtfully finished so you can simply settle in and enjoy it. This fully renovated detached residence sits on a generous plot in the heart of Kessingland, offering light-filled interiors, adaptable living spaces and a calm, contemporary feel throughout. With a spacious living room flowing into a bright conservatory, a newly fitted kitchen/dining room, three comfortable bedrooms and well-kept gardens front and back, it's a home designed for relaxed everyday living as well as effortless hosting. Move-in-ready and positioned within a friendly coastal village, it's an inviting opportunity for anyone seeking a fresh start by the Suffolk shore.

### Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

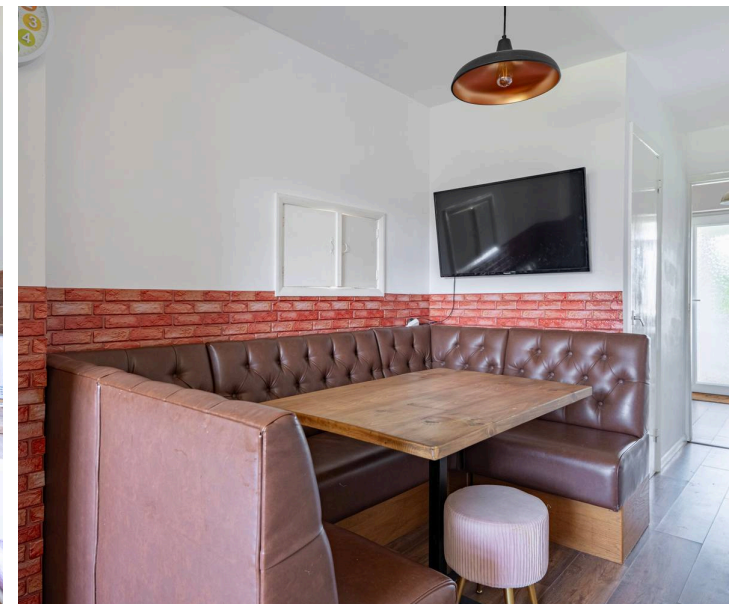


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## 32 Field Lane

Kessingland, Lowestoft

- Fully renovated detached residence positioned on a generous-size plot within the coastal village of Kessingland
- Well-presented family home offering 1,054sqft of spacious, light-filled accommodation that can easily adapt to your lifestyle preferences
- 20ft living room with a feature fireplace and sliding doors that opens into the conservatory, creating an effortless flow for everyday living and entertaining
- Kitchen/dining room equipped with brand-new cabinetry, quality worksurfaces, an integrated double oven, an induction hob, a fridge/freezer and a dishwasher
- Three bedrooms offering comfort and privacy, ready for you to personalise
- Brand-new family bathroom comprising of a modern three-piece suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and a timber storage shed
- Lawn front garden with established hedging for privacy, benefiting from a separate garage for storage use
- Easy access to the village's essential amenities, as well as a wider range of shops, schools and transport links in Pakefield



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Kessingland, Lowestoft

### Kessingland

Field Lane sits in a calm residential stretch of Kessingland, just a short walk from the village's long, open beach, giving the area an easy coastal rhythm while still feeling connected to everyday life. Local shops are close by, including the Co-op on Field Lane and the Spar on the High Street, making day-to-day errands simple. Larger supermarkets are only a few minutes' drive away in Pakefield, with Morrisons and ALDI among the nearest options.

Families have good access to education, with Kessingland Church of England Primary Academy within the village and Pakefield High School a straightforward trip north. Bus routes link Kessingland with Lowestoft, Pakefield and Beccles, and the A12 runs just west of the village for easy travel along the Suffolk coast. The setting suits a relaxed, outdoors-leaning lifestyle, close to the sea, near walking routes and nature areas, and still within reach of useful amenities.



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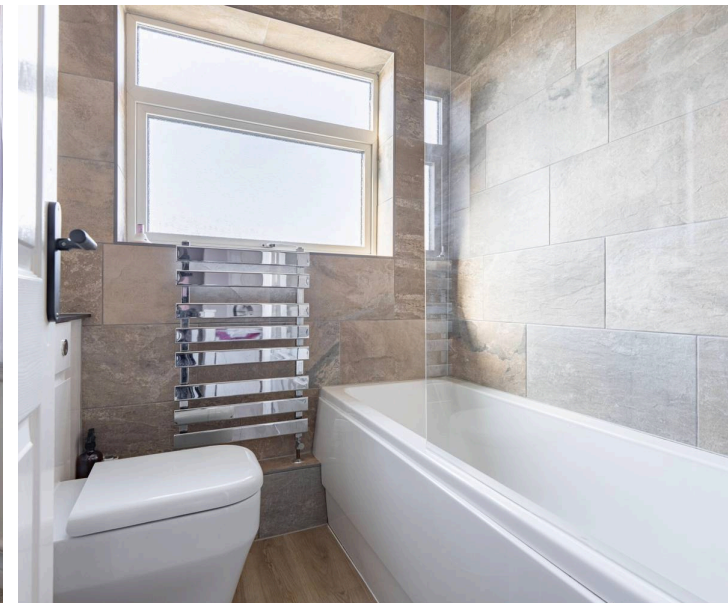
## 32 Field Lane

Kessingland, Lowestoft

Set within a generous plot in the coastal village of Kessingland, this fully renovated detached residence offers a calm, contemporary environment designed for comfortable everyday living. The house has been thoughtfully updated throughout, creating a light, inviting home that feels immediately welcoming.

A sheltered porch leads into the entrance hall, introducing the sense of space that continues throughout the property. The main living room runs the full depth of the house, centred around a feature fireplace that adds character and warmth. Sliding doors open directly into the conservatory, allowing natural light to pour in and providing an effortless connection to the garden. It is a versatile space, equally suited to quiet mornings, family time or relaxed entertaining.

The kitchen/dining room has been completely refitted with brand-new cabinetry and quality worksurfaces, complemented by an integrated double oven, induction hob, fridge/freezer and dishwasher. It is a practical and sociable setting, designed to support both everyday routines and more leisurely gatherings. A ground-floor WC adds further convenience.



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Upstairs, three bedrooms offer peaceful, private spaces ready for personal touches. Each room feels bright and comfortable, with the newly installed family bathroom providing a fresh, modern finish with its contemporary three-piece suite.

The rear garden is a particular highlight, private, well maintained and arranged to suit a range of uses. A patio provides an ideal spot for outdoor seating and dining, while the lawn offers space for recreation or planting. A timber storage shed sits neatly to one side.

The front garden is equally well kept, framed by established hedging that enhances privacy. A separate garage provides useful storage or hobby space.

Kessingland itself is known for its long stretch of beach, coastal walks and relaxed pace of life, making this home an appealing choice for those seeking a move-in-ready property with strong lifestyle appeal. With its thoughtful renovation, adaptable layout and generous plot, it is well suited to a wide range of buyers looking to enjoy the charm of the Suffolk coast.

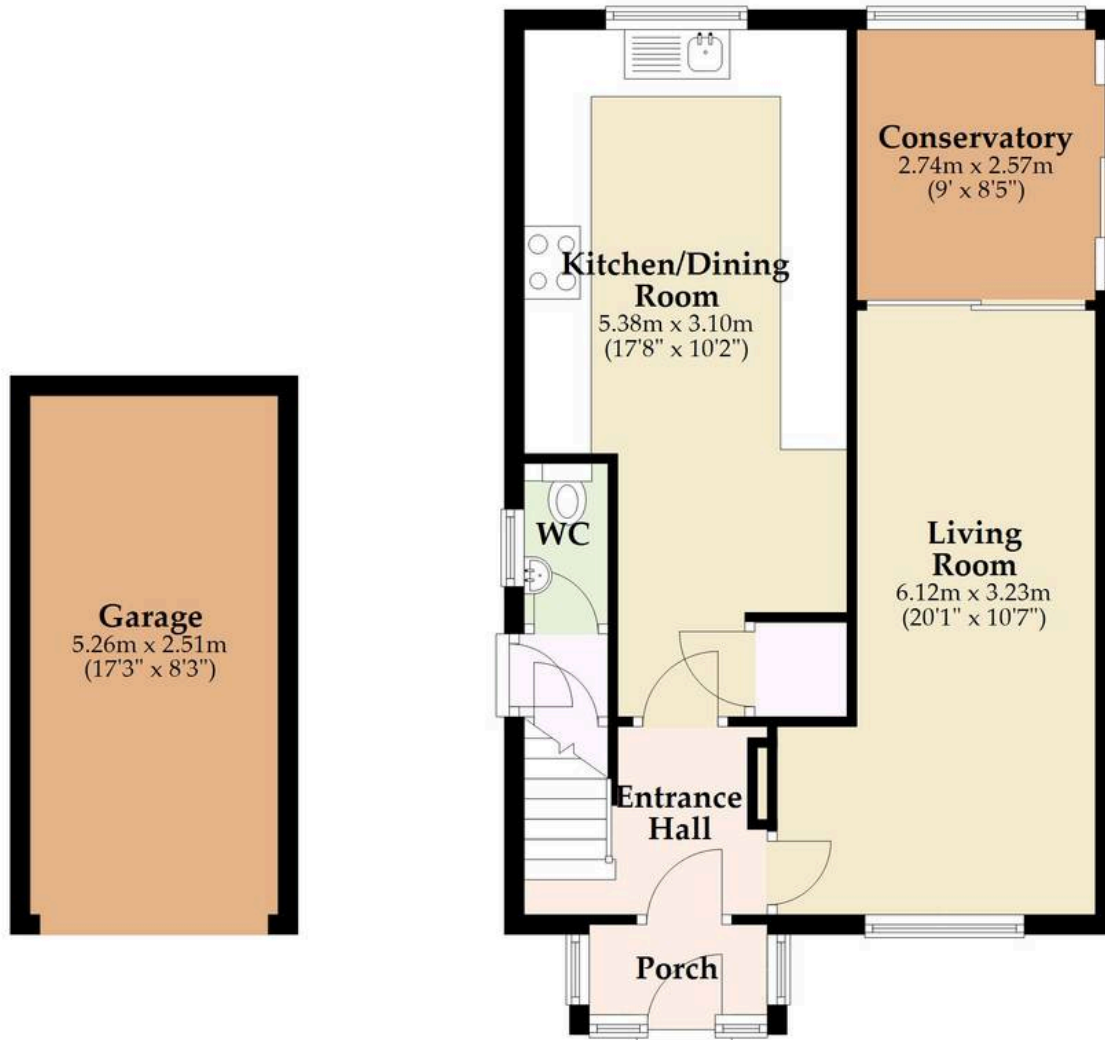


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

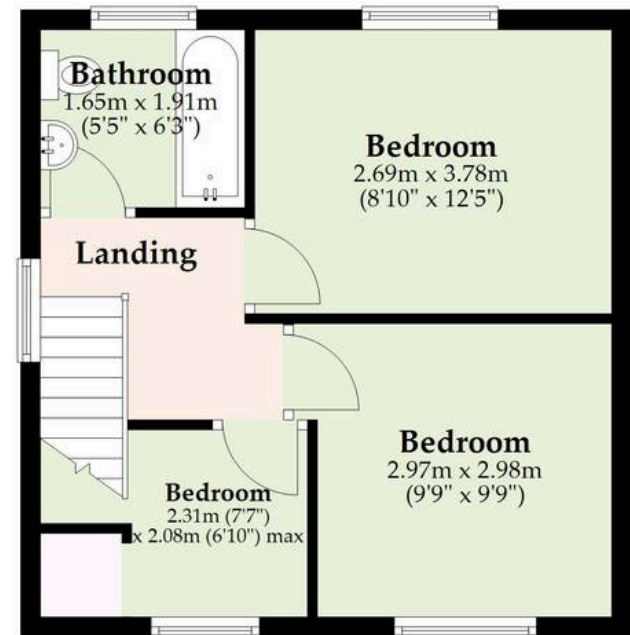
## Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



## First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 97.9 sq. metres (1054.0 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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