



84 Catchpole Close, Kessingland

Lowestoft



Minors & Brady

84 Catchpole Close

Kessingland, Lowestoft

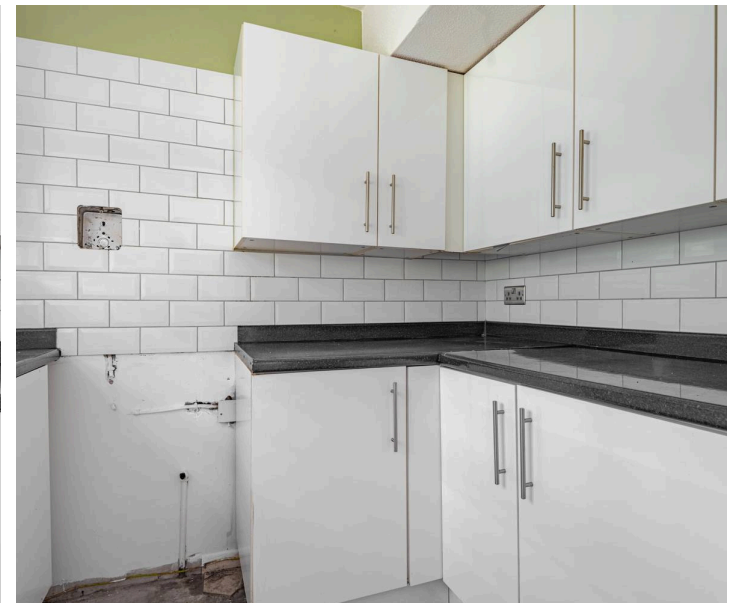
A quieter corner of Kessingland sets the backdrop for this well-positioned semi-detached home, offering a straightforward, comfortable base with clear scope to personalise. This chain free property suits first-time buyers, those considering a renovation project or anyone seeking a reliable investment purchase. Inside, the layout flows from a practical porch into bright living space, complemented by a generous conservatory overlooking the private garden. With two bedrooms, a classic bathroom suite, off-road parking, a garage and a new boiler and heating system installed in 2024, it offers a solid and appealing foundation for its next owner.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Kessingland, Lowestoft

- Offered chain free
- Semi-detached residence positioned at the end of a quiet cul-de-sac in the coastal village of Kessingland
- Suitable choice for first-time buyers, those wanting a renovation project or an investment purchase
- Brand-new boiler, radiators and pipework installed in November 2024
- Spacious living/dining room that is filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with modern cabinets, a sink/drainer unit and areas for appliances
- A large conservatory that extends the reception space, framing panoramic views of the garden
- Two double bedrooms, one with a built-in wardrobe, along with a bathroom comprising of a classic three-piece suite
- A private, well-maintained garden featuring an artificial lawn, established planting and shingle around the boundary
- Single garage for storage use, with off-road parking positioned in-front



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Kessingland

Catchpole Close sits within a quiet residential pocket of Kessingland, a coastal Suffolk village known for its long beach and open shoreline. From this part of the village, you're within comfortable reach of the coast, where the wide stretch of sand and shingle offers space for walks and sea air throughout the year. Everyday amenities are close by, with the village centre providing a Co-op, cafés, takeaways, a pharmacy, a post office and a community hub.

For larger supermarkets, the nearest options are in Pakefield, where both Morrisons and Aldi are found. Families typically look to Kessingland Church of England Primary Academy within the village, while Pakefield Primary School and Pakefield High School are the next closest choices to the north. Transport connections are practical, with regular bus services running toward Lowestoft, Beccles and Norwich, and the A12 giving a straightforward route by car. The setting supports a relaxed coastal lifestyle, with residential streets, nearby amenities and the beach all within easy reach.



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Kessingland, Lowestoft

A well-presented chain free semi-detached home positioned at the end of a quiet cul-de-sac in the coastal village of Kessingland, offering a practical opportunity for first-time buyers, those seeking a renovation project or an appealing investment purchase.

Recent upgrades include a brand-new boiler, radiators and pipework installed in November 2024, providing a strong foundation for future improvements.

The property is introduced by a useful porch entrance, ideal for outdoor wear, which leads into a welcoming hallway. The living/dining room is a generous, light-filled space designed for everyday comfort and relaxed entertaining.

The kitchen offers modern cabinetry, a sink/drainer unit and designated areas for appliances, with scope for personal enhancement if desired.

A standout feature is the large conservatory, extending the reception space and offering panoramic views across the garden, creating a versatile area for dining, additional seating or hobbies.

Upstairs, there are two double bedrooms, one benefiting from a built-in wardrobe, along with a bathroom fitted with a classic three-piece suite.

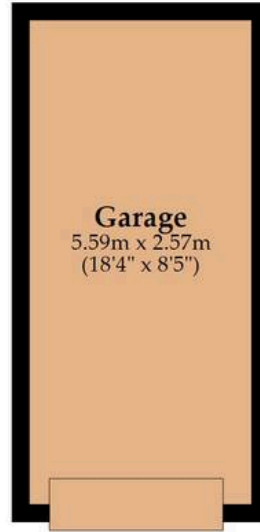
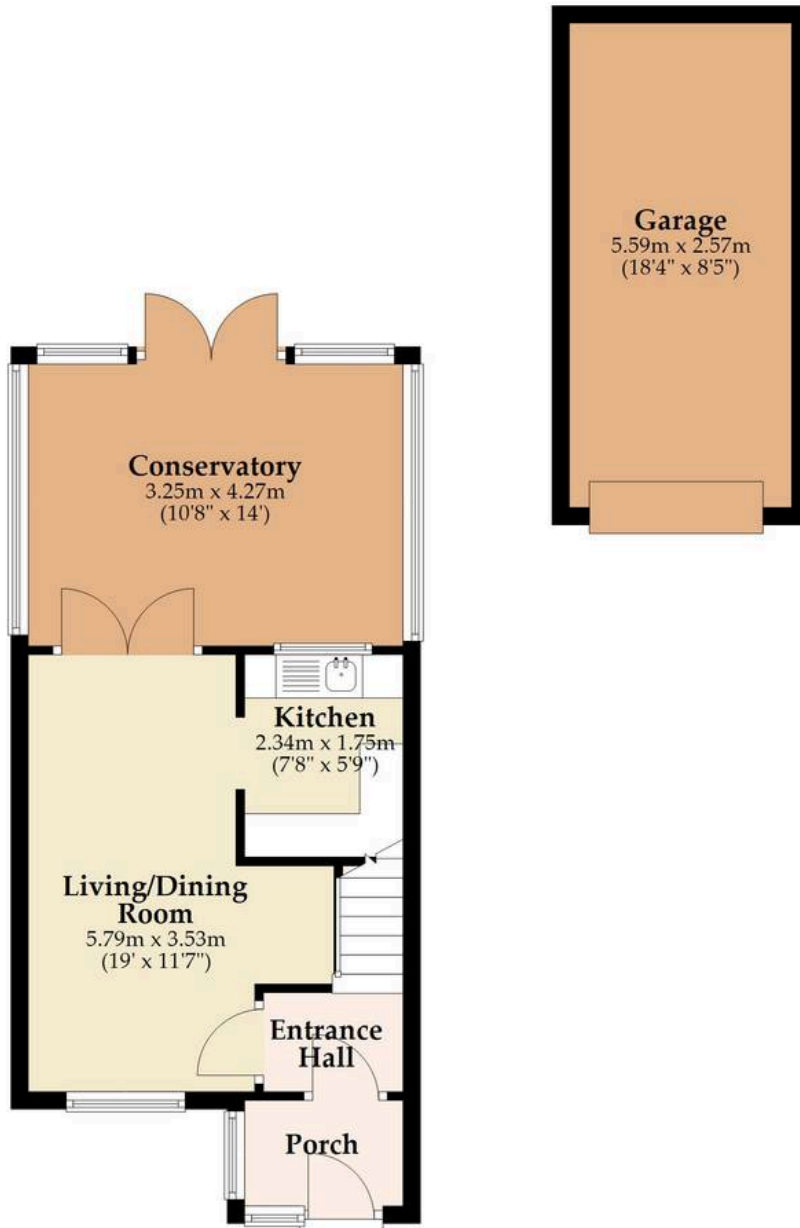
The rear garden is private and well maintained, featuring an artificial lawn, established planting and shingle edging around the boundary.

The front garden is neatly kept, while a single garage provides storage, with off-road parking positioned directly in front.



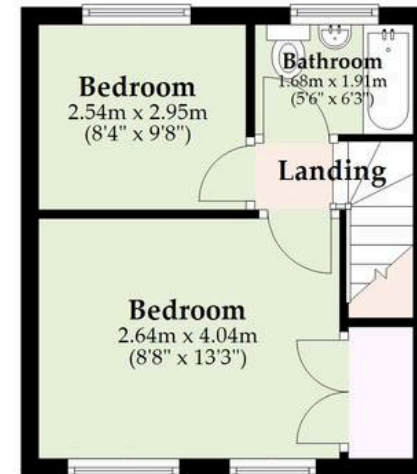
Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.7 sq. feet)



Total area: approx. 77.9 sq. metres (838.4 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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