



21 London Road, Kessingland

Lowestoft



Minors & Brady

## 21 London Road

Kessingland, Lowestoft

Morning light pours across the west-facing garden of this spacious Kessingland home, setting the tone for a property designed for easy coastal living just over a mile from the beach. Set on a notably large plot, it offers three flexible reception rooms, a well-equipped kitchen/breakfast room, four bedrooms and two shower rooms, along with a ground-floor bedroom option for added versatility. The extensive rear garden is a standout feature, opening onto fields and complete with a summer house, sheds and established planting, while the wide frontage provides generous parking and a detached garage with power and lighting. With its sizeable plot, adaptable layout and central village setting, this is a rare chance to secure a substantial family home with excellent long-term potential.



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Kessingland, Lowestoft

- Spacious detached family home set on a substantial west-facing plot in central Kessingland
- Generous grounds extending to approximately a quarter of an acre (stms), offering excellent outdoor space
- Three versatile reception rooms providing options for living, dining, working or play
- Well-appointed kitchen/breakfast room with fitted units, extended work surfaces and integrated appliances
- Three first-floor bedrooms, plus a flexible ground-floor bedroom or additional reception space
- Two fitted shower rooms, including convenient ground-floor facilities
- Extensive rear garden backing onto open fields, featuring a lawn, pond, summer house and multiple sheds
- Detached garage with power and lighting, alongside a wide driveway offering ample off-road parking
- Double-glazed windows and doors throughout, with additional utility/store room
- Within easy reach of Kessingland beach, village amenities and transport links, offering strong long-term potential



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Kessingland, Lowestoft

## Kessingland

London Road in Kessingland sits on the southern edge of this relaxed coastal village in Suffolk, offering a setting that blends everyday convenience with the easy rhythm of seaside living. Homes here are within a short walk of the wide, open Kessingland beach, where the coastline feels spacious and unspoilt.

The village centre is close by, with essentials such as the Co-op Food store, local cafés, takeaways, a pharmacy, and the well-known Waterfront restaurant along the seafront. Day-to-day needs are covered without leaving the village, and Lowestoft's larger supermarkets and services are only a few minutes up the A12.

Families on London Road are well placed for schooling: Kessingland Church of England Primary Academy is the nearest, while Pakefield Primary School and Pakefield High School just north of the village offer additional options within easy reach.

Transport links are straightforward, with regular bus services running along London Road towards Lowestoft, Southwold, and Beccles, and the A12 providing quick road access for commuting or weekend trips.

Life here leans toward the outdoors, long beach walks, nature reserves, and quiet residential streets give the area a calm, grounded feel without being remote. It's a spot that suits anyone who wants coastal living with practical amenities close at hand.



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Positioned within one of Kessingland's most established residential areas, this detached family home sits on an unusually large west-facing plot and offers excellent access to the village centre and the beach, just over a mile away. It presents substantial accommodation across two floors, with the scale and versatility to suit a wide range of buyers.

The entrance hall leads into a series of adaptable reception rooms, each offering its own character and purpose. The main living room features a fitted fireplace and multiple windows that draw in natural light, creating a welcoming everyday living space.

A second reception room opens directly onto the rear garden via French doors, making it ideal for dining or as a family room. A further ground-floor room, currently arranged as a bedroom, includes its own period fireplace and offers flexibility for home-working, a playroom for younger children or a snug.

The kitchen/breakfast room is fitted with a full range of modern wall and base units, extended work surfaces, an integrated oven, hob, extractor and sink unit. This practical arrangement provides generous storage and preparation space, with room for informal dining. A rear lobby connects to the garden and leads to a useful utility/store room fitted with power, lighting and double-glazed windows.



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A ground-floor shower room includes a fitted corner shower, wash basin, WC and radiator.

The first floor offers three well-proportioned bedrooms. The shower room includes a fitted corner shower, wash basin and a WC, with open views across the rear garden and fields. A separate WC with wash basin adds further convenience for family living.

The rear garden is one of the property's most impressive features: wide, mature and west-facing, with an open outlook across neighbouring fields. It includes a lawn, established borders, a pond, a summer house and multiple sheds, offering excellent scope for gardening, outdoor dining and leisure. A further small section of garden sits beyond a white picket fence, adding to the sense of space.

To the front, a gravelled driveway provides generous off-road parking. This leads to a detached garage fitted with power, lighting and an up-and-over door.


## Agents Notes

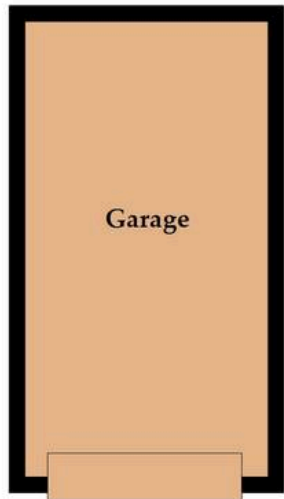
Freehold

Connected to mains water, electricity, gas and drainage.

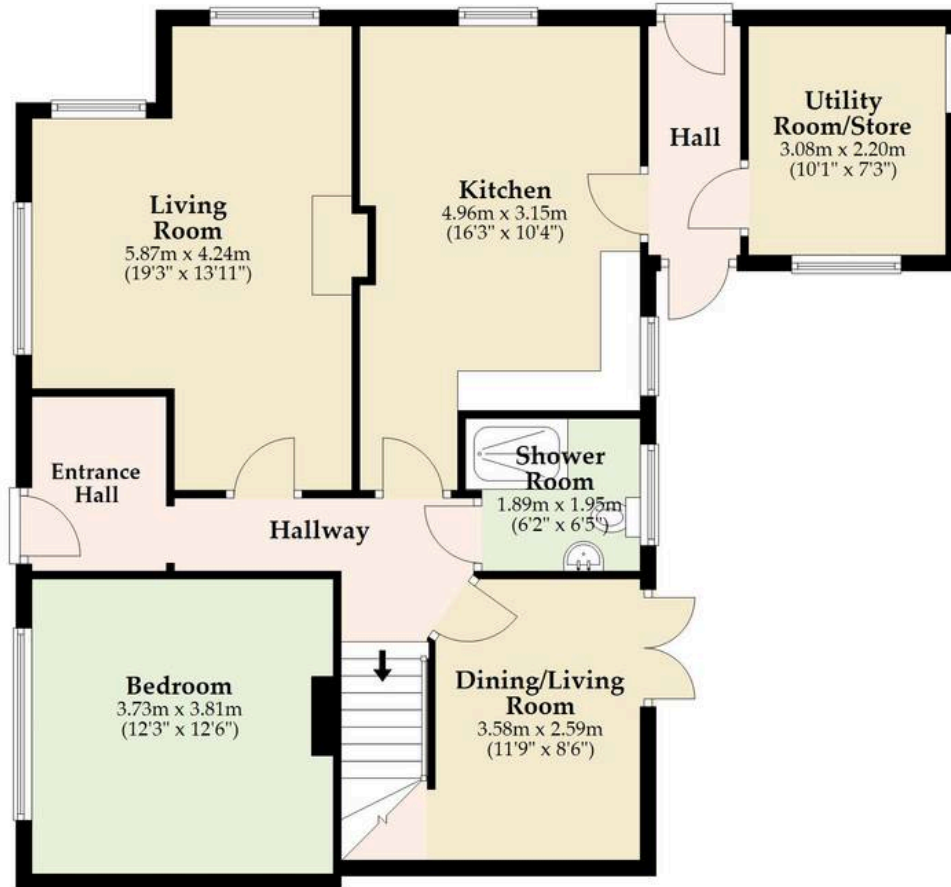
Gas central heating system.



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>70</b>
(55-68)	<b>D</b>	<b>55</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. 90.8 sq. metres (977.6 sq. feet)  
 (excluding Garage)



**First Floor**  
 Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 143.4 sq. metres (1543.4 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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