



88 Catchpole Close, Kessingland

Minors & Brady



## 88 Catchpole Close

Kessingland, Lowestoft

Just moments from the beach in the popular village of Kessingland, this beautifully presented home offers bright and thoughtfully arranged accommodation perfectly suited to modern living. Natural light pours through the spacious living areas, with the open-plan kitchen and dining room creating a sociable setting for everyday life and entertaining. The attractive conservatory extends the living space further, enjoying pleasant views across the garden and a seamless connection to the outdoors. Outside, the well-maintained garden provides space to relax, dine and enjoy the warmer months, complemented by a summerhouse, garage and parking, all within easy reach of the Suffolk coastline.

### Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

This property has a restrictive covenant that makes it a smoke free zone.

**Please note: Minors & Brady are unable to verify the parking.**



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## 88 Catchpole Close

### Kessingland, Lowestoft

Catchpole Close is situated within the popular coastal village of Kessingland, offering a convenient residential setting with easy access to a wide range of local amenities. The village is highly regarded for its attractive seaside location, strong community atmosphere, and excellent access to both the Suffolk coast and surrounding countryside.

Residents benefit from a variety of shops, cafés, restaurants, schools, healthcare facilities, and everyday amenities, all readily accessible within the village. Kessingland provides a welcoming community and a range of local services, making it a popular location for families, retirees, and those seeking a coastal lifestyle.

A particular feature of the location is its proximity to Kessingland Beach, where miles of unspoilt coastline provide excellent opportunities for coastal walks, outdoor recreation, and enjoying the Suffolk shoreline throughout the year. The surrounding area also offers a range of countryside walks, nature reserves, and open green spaces for those who enjoy spending time outdoors.

The nearby town of Lowestoft provides a wider selection of shopping, leisure, educational, and entertainment facilities, whilst the Norfolk Broads and Suffolk Heritage Coast are both within easy reach, offering further opportunities for boating, walking, and exploring the region.

The area enjoys excellent transport connections, with convenient access to the A12 providing routes to Lowestoft, Beccles, Ipswich, and the wider Norfolk and Suffolk region. Regular public transport services also operate locally, ensuring straightforward access to surrounding towns and villages.

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Kessingland, Lowestoft

Occupying a desirable position along a residential road in the ever-popular coastal village of Kessingland, this well-presented semi-detached residence offers an excellent opportunity for first-time buyers, growing families or those seeking a move closer to the Suffolk coastline.

The property is approached via an enclosed front garden, creating an appealing first impression and a pleasant sense of privacy from the road. A porch entrance provides a useful transition into the home, offering space for coats and footwear before leading into the principal accommodation.

The living room is situated at the front of the property and immediately impresses with its inviting atmosphere. Flooded with natural light from a generous front-facing window, this reception space provides an ideal setting for both everyday relaxation and entertaining guests. Well-proportioned and comfortably arranged, it offers ample space for furnishings while maintaining a warm and welcoming feel.

Positioned to the rear, the open-plan kitchen and dining room forms the heart of the home. Designed with practicality in mind, the kitchen is fitted with a range of modern cabinetry providing excellent storage, alongside a freestanding oven and designated areas for additional appliances. The open-plan arrangement allows for effortless day-to-day living, with ample space for a dining table where family meals can be enjoyed and guests comfortably entertained. The connection between the cooking and dining areas creates a highly sociable environment suited to contemporary lifestyles.



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## 88 Catchpole Close

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Extending the reception space further, the conservatory offers a delightful additional living area overlooking the rear garden. Filled with natural light throughout the day, this versatile room can be utilised in a variety of ways, whether as a garden room, dining area, home office or additional sitting room. Enjoying attractive views across the garden, it creates a seamless connection between the indoor and outdoor spaces.

Completing the ground floor accommodation is a well-appointed shower room, fitted with a contemporary three-piece suite. Conveniently positioned, it serves both residents and visitors alike while adding further practicality to the layout.

Ascending to the first floor, the landing provides access to the property's two double bedrooms and the family bathroom. The principal bedroom enjoys a front-facing position and benefits from two windows, allowing an abundance of natural light to enter the room while creating a bright and airy atmosphere. A useful built-in cupboard provides valuable storage and enhances the room's functionality. The second bedroom is another comfortable double room, offering flexibility for family members, guests or those requiring space for home working.



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Serving the first floor is the family bathroom, fitted with a contemporary three-piece suite. Well-presented and thoughtfully designed, the bathroom caters perfectly to everyday requirements while complementing the ground-floor shower room.

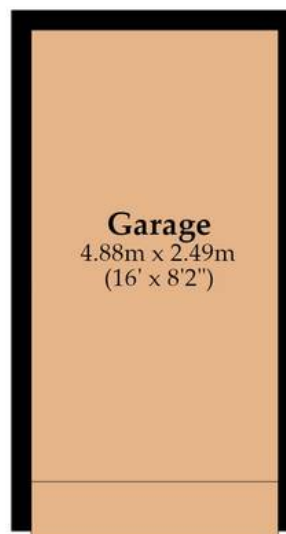
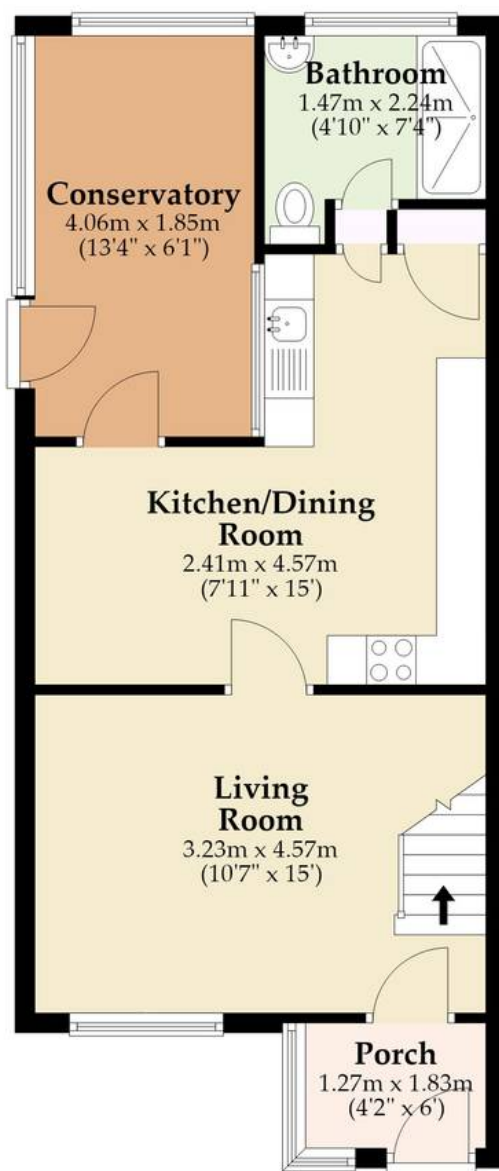
Outside, the private rear garden has been carefully maintained to create an enjoyable outdoor environment. A patio area provides the ideal spot for outdoor seating and al fresco dining during the warmer months, along with a small laid to lawn. The garden is further enhanced by a timber shed and an attractive summerhouse, both providing useful storage and additional versatility.

To the rear of the property, a shared parking area provides one parking space, while a single garage offers valuable storage for bicycles, outdoor equipment and seasonal items.



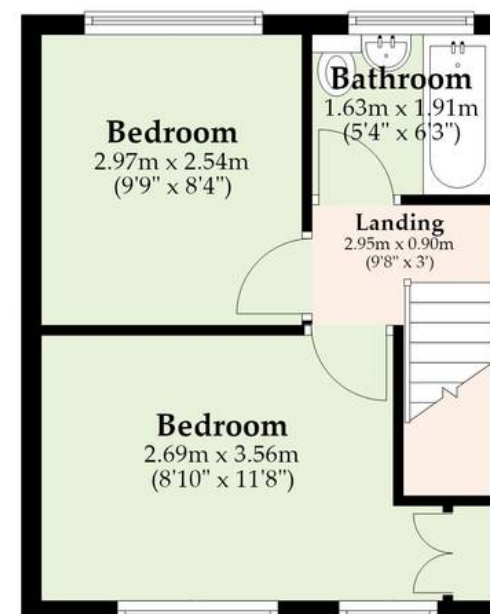
## Ground Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



## First Floor

Approx. 26.1 sq. metres (280.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.3 sq. feet)

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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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