



63 Catchpole Close, Kessingland

Minors & Brady



63 Catchpole Close

Kessingland, Lowestoft

An outstanding opportunity to acquire a substantial five-bedroom detached family home in one of Kessingland's most desirable cul-de-sac locations, just a short distance from the beach and village amenities. Offering exceptionally versatile accommodation, the property features a spacious living/dining room, a large family room with log burner, a modern fitted kitchen, utility room and cloakroom, alongside five generous double bedrooms and a family bathroom. Outside, a beautifully enclosed rear garden provides an ideal space for entertaining and family enjoyment, while off-road parking, an EV charging point and a fully owned solar energy system with battery storage deliver impressive practicality and energy efficiency. Further benefits include Ethernet LAN connectivity, a boarded loft for additional storage, recently replaced fascia's and soffits, and backup power capability, making this a superb home perfectly suited to modern family living.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

EV charger is included in the sale.



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- Detached family residence occupying a peaceful cul-de-sac position within the sought-after village of Kessingland
- Five generously proportioned double bedrooms arranged across the first floor
- Spacious living and dining room with direct access to the rear garden
- Large additional reception room featuring a cast-iron log burner and distinctive architectural details
- Contemporary fitted kitchen with sleek cabinetry and integrated appliances
- Functional utility room and a ground-floor cloakroom designed for everyday convenience
- Beautifully enclosed rear garden with lawned areas, established planting and a paved entertaining terrace
- Fully owned solar panel system with battery storage and backup power capability
- Private parking and electric vehicle charging point
- Within easy reach of local amenities, the beach and the Suffolk coastline





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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.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the village and nearby areas. Kessingland offers a range of everyday amenities together with a welcoming community, making it particularly appealing to families, retirees, and those seeking a coastal lifestyle.

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

The nearby town of Lowestoft provides a wider range 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 exploration.

The area benefits from 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 ensure straightforward access to surrounding towns and villages.



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Occupying a desirable position within a quiet cul-de-sac in the highly sought-after coastal village of Kessingland, this impressive five-bedroom detached residence offers exceptionally generous accommodation perfectly suited to modern family living. Situated less than a mile from the beach, the property enjoys convenient access to local shops, schools and everyday amenities, while benefitting from a peaceful residential setting.

Upon entering, a welcoming entrance porch provides an attractive introduction to the home, with an abundance of natural light streaming through surrounding windows. This practical space leads seamlessly into the main accommodation and sets the tone for the spacious interiors beyond.

The ground floor has been thoughtfully designed with family life in mind and offers a versatile arrangement of reception rooms. The substantial living/dining room is a particularly impressive space, ideal for both everyday living and entertaining. Flooded with natural light from the rear-facing window and sliding patio doors, the room enjoys a wonderful connection to the garden and offers ample space for both formal dining and comfortable seating areas.



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Complementing the principal reception room is a large family room, providing valuable additional living space. This versatile room could be utilised as a children's playroom or a home office to suit individual requirements. Character features, including an ornamental fireplace housing a cast-iron log burner and an attractive porthole window, add charm and personality to the space, while dual aspects ensure a bright and inviting atmosphere throughout.

The kitchen forms the heart of the home and has been fitted with a comprehensive range of contemporary high-gloss wall and base units arranged around generous work surfaces. Integrated appliances, stylish subway tiling and practical design features make it a highly functional space for modern living.

Adjoining the kitchen is a useful utility room, providing additional storage and appliance space, together with access to the ground floor cloakroom, adding further convenience for busy households.

The first floor continues to impress with a spacious landing giving access to all accommodation. The layout has been carefully arranged to maximise space and functionality, creating an ideal environment for family life.

The property hosts five well-proportioned double bedrooms, a particularly rare and valuable feature. The principal bedroom offers an excellent main sleeping space, while the remaining four bedrooms provide flexibility for larger families, guest accommodation, home working or hobby rooms. Each room enjoys a pleasant outlook and excellent natural light, ensuring comfortable and versatile living arrangements.



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Serving the bedrooms is a well-appointed family bathroom fitted with a classic white suite, comprising a panelled bath, wash basin and WC. Tastefully finished and practical in design, the bathroom comfortably caters to the needs of a busy family household.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden is predominantly laid to lawn and creates an appealing approach to the house, with a central pathway leading to the entrance.

To the rear, the enclosed garden provides an excellent degree of privacy and has been thoughtfully arranged for both relaxation and entertaining. A generous paved seating area offers the perfect setting for outdoor dining, while the lawn and established borders create an attractive backdrop for family enjoyment throughout the seasons. The secure nature of the garden also makes it particularly appealing for those with children.

Parking is equally well catered for, with off-road parking and the added benefit of an EV charging point, reflecting the property's excellent sustainability credentials.

The home further benefits from a fully owned solar energy system incorporating 13 panels, a 5.6kW inverter and 6kWh battery storage, helping to reduce running costs while providing enhanced energy efficiency.

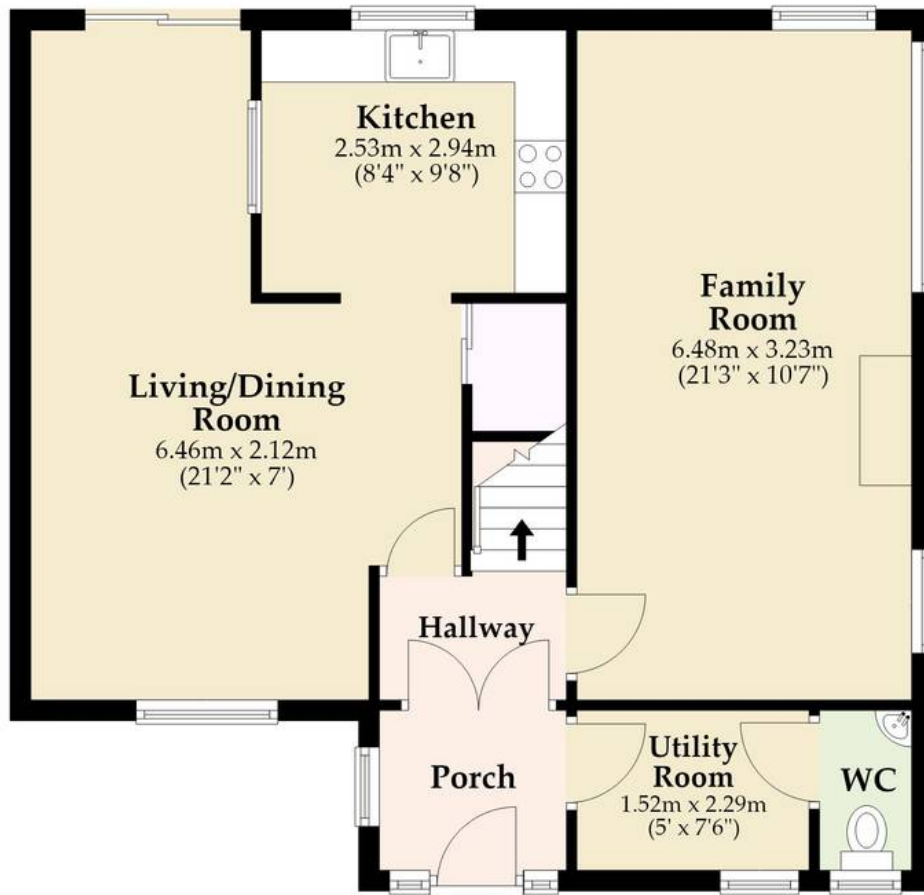
Additional features include Ethernet LAN connections to key rooms, recently installed fascias and soffits, a boarded loft with shelving for excellent storage, and an EPS backup system supplying selected circuits during power interruptions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

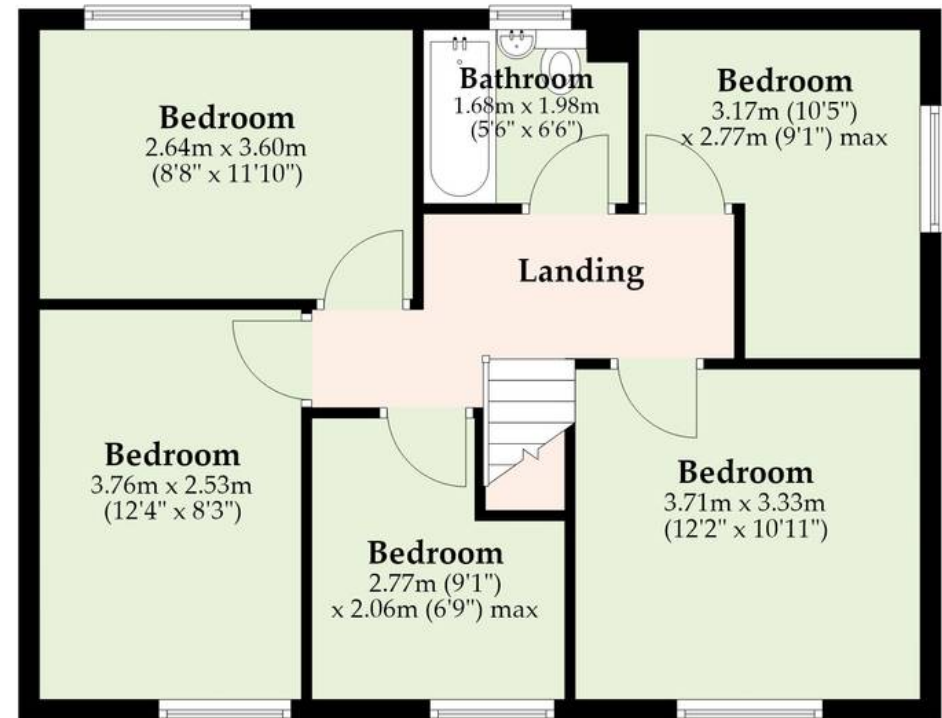
Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.7 sq. feet)



Total area: approx. 118.3 sq. metres (1273.2 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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Your home, our market

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