

2 Lowlands Close, Kessingland

Minors & Brady

2 Lowlands Close

Kessingland, Lowestoft

If you've been searching for a home that offers stylish modern living with space to grow and the Suffolk coast on your doorstep, this beautifully refurbished and extended semi-detached property is sure to impress. Proudly positioned within a quiet cul-de-sac in the sought-after village of Kessingland, the home features a bright and welcoming sitting room, a stunning open-plan kitchen/dining room with contemporary navy cabinetry forming the heart of the home, and a light-filled conservatory overlooking the landscaped rear garden. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, including a principal bedroom with a walk-in wardrobe, while outside, the private garden, driveway parking and integral garage further enhance its appeal. Move-in ready and thoughtfully updated throughout, this is an exceptional opportunity to enjoy modern family living in a desirable coastal setting.

Agent's Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity, gas and drainage.

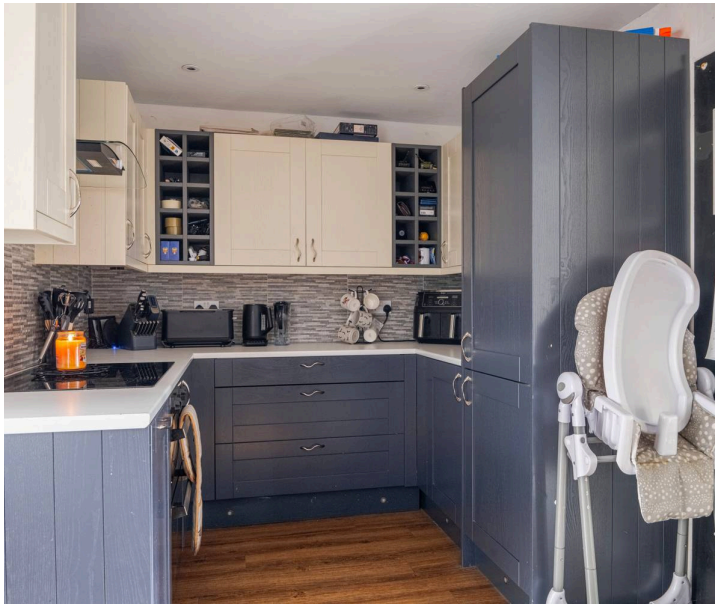
The Location

Situated on the Suffolk coast, Lowlands Close enjoys a convenient position within Kessingland, a village that combines everyday practicality with easy access to both the countryside and the sea. The area appeals to a broad range of buyers, including families seeking access to local schools and amenities, retirees looking for a coastal setting, and professionals who require connections to nearby towns such as Lowestoft, Beccles and Norwich. The village has retained a strong community feel while continuing to offer the facilities needed for modern day living.

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Kessingland offers a range of local shops, cafés, takeaways and services, alongside a Co-op supermarket for regular grocery shopping. A wider selection of retail, leisure and dining facilities can be found in nearby Lowestoft, including national retailers, supermarkets, health clubs and the North Quay Retail Park. Healthcare provision is available locally through village medical services, while James Paget University Hospital in Gorleston provides a comprehensive range of healthcare facilities for the wider area.

Families are served by a selection of educational options, including Kessingland Church of England Primary Academy within the village and secondary schooling available at nearby Pakefield High School and East Point Academy. Further education opportunities can be found in Lowestoft and Norwich, providing a range of academic and vocational pathways.

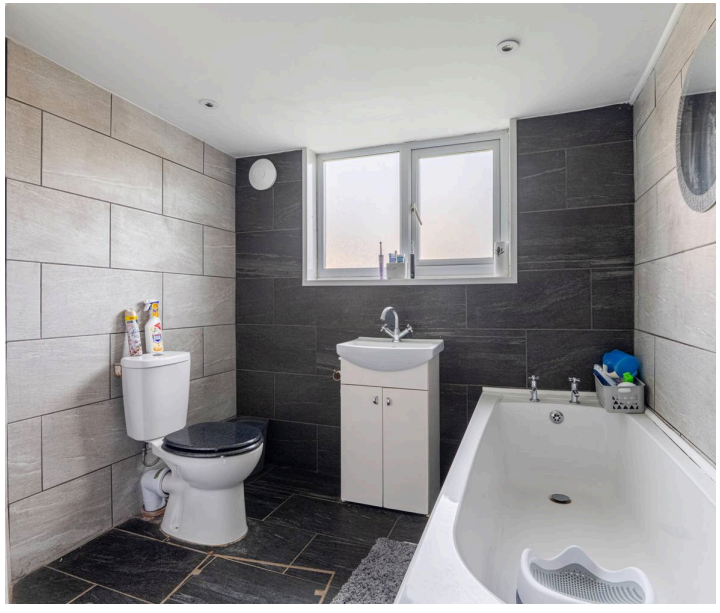
For commuters and those travelling throughout the region, Kessingland benefits from direct access to the A12, linking the Suffolk coast with Lowestoft, Great Yarmouth and Ipswich. Rail services are available from Lowestoft and Oulton Broad, providing connections to Norwich and onward national services. Local bus routes operate through the village, connecting residents with surrounding towns and neighbouring coastal communities.

The village beach offers miles of shoreline for walking, cycling and enjoying the changing seasons, while nearby Benacre Broad, Africa Alive Reserve, and the Suffolk Coast & Heaths National Landscape provide opportunities for outdoor recreation and wildlife observation. The Norfolk Broads, Southwold, Walberswick and the market town of Beccles are all within comfortable reach, offering a variety of waterside activities, independent shops, cafés and cultural attractions.

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The property is approached via a driveway providing off-road parking for two vehicles, alongside access to the integral garage, which is currently utilised for storage. The attractive frontage immediately sets the tone for the well-maintained accommodation found throughout.

Upon entering, a welcoming entrance hall provides access to the principal ground floor rooms and offers a practical introduction to the home. The interior has been carefully updated with a modern style, creating a bright and inviting atmosphere from the moment you step inside.

Positioned to the front of the property, the sitting room is flooded with natural light from a large window, creating a comfortable and relaxing environment for everyday living. This attractive reception room provides ample space for a variety of furniture arrangements and is perfectly suited to both quiet evenings and entertaining family and friends. Decorated in neutral tones, the room enjoys a warm and homely feel that complements the overall presentation of the property.

Continuing through the home, you arrive at the impressive open-plan kitchen and dining room, forming the heart of the home and undoubtedly one of its standout features. Thoughtfully designed with both practicality and style in mind, the kitchen is fitted with an extensive range of contemporary Navy cabinetry, offering excellent storage alongside generous work surfaces. Integrated appliances include an oven and dishwasher, while additional spaces are provided for further appliances. The dining area creates an ideal setting for family meals, social gatherings and day-to-day living, providing a sociable space that caters perfectly to modern lifestyles.

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Flowing seamlessly from the kitchen is the conservatory, which significantly enhances the living accommodation and offers valuable additional reception space. Flooded with natural light throughout the day, this versatile room enjoys attractive views across the rear garden and can be utilised in a variety of ways, whether as a second sitting area, garden room, dining space or home office, depending on individual requirements.

Completing the ground floor is a well-appointed bathroom fitted with a contemporary four-piece suite. Designed with modern living in mind, the space offers both a bath and separate shower, providing flexibility for busy households. In addition, there is a separate WC, a useful storage area and internal access to the integral garage, enhancing the practicality of the accommodation.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. Each room offers comfortable accommodation with ample space for furnishings, making them suitable for growing families, visiting guests or those working from home.

The principal bedroom is particularly appealing and benefits from the added luxury of a walk-in wardrobe, providing excellent storage and organisation. The remaining bedrooms are equally well presented and enjoy pleasant outlooks, offering comfortable and versatile accommodation to suit a range of lifestyles.

Externally, the property continues to impress. The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor environment. Enclosed for privacy, the garden features a generous patio area ideal for outdoor dining, entertaining guests or simply enjoying the warmer months. Beyond the patio, a neatly maintained lawn provides additional space for children to play or for keen gardeners to personalise further. The overall design creates a pleasant extension of the living accommodation and encourages year-round enjoyment of the outdoor space.

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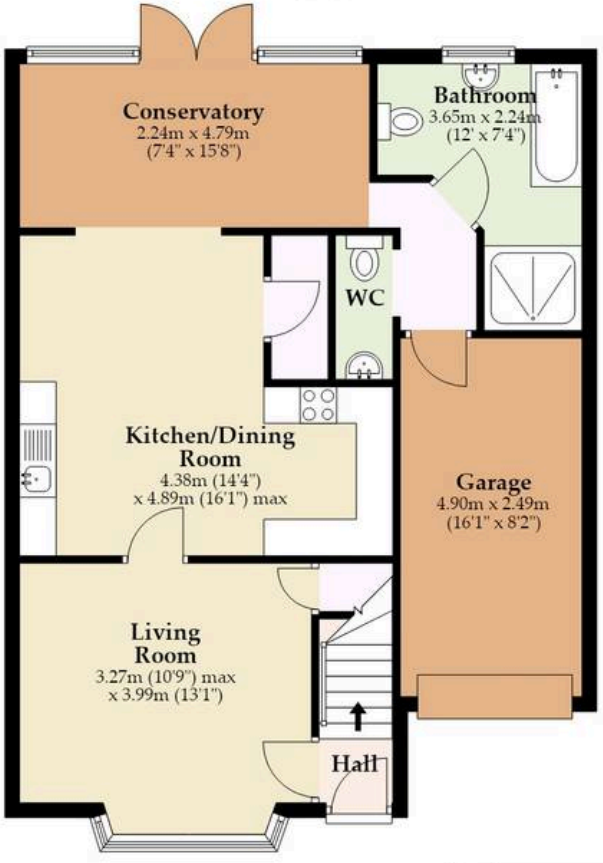






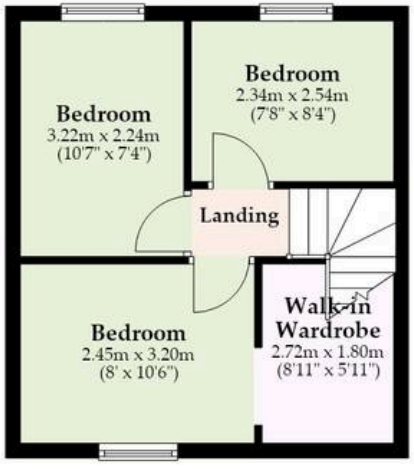
Ground Floor

Approx. 69.8 sq. metres (750.8 sq. feet)
(excluding Garage)



First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 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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