Tenure: Freehold

Council Tax Band: D

EPC Rating: 'c78'

Local Authority: East Suffolk Council



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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£270,000
Offers in excess of







Heritage Close

Kessingland, NR33 7UJ

- Perfect detached family home
- Four separate bedrooms
- Family bathroom and en suite
- Off road parking with garage
- Popular Kessingland location

PAUL HUBBARD

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Description:

ENTRANCE HALL
Carpet flooring, stairs leading to first floor landing, doors opening to WC, lounge and kitchen.

LOUNGE
17' 4" x 11' 1" (5.3m x 3.4m)
UPVC double glazed window to front aspect, carpet flooring and timber French doors opening to dining room.

DINING ROOM
11' 1" x 9' 6" (3.4m x 2.9m)
UPVC double glazed French doors opening to rear aspect, carpet flooring and door opening to kitchen.

KITCHEN
14' 9" x 9' 2" (4.5m x 2.8m)
UPVC double glazed window to rear aspect and UPVC double glazed door opening to side. Vinyl flooring, units above and below work surfaces with stainless steel sink and drainer. Integrated oven, grill, gas hob and extractor fan. Spaces for fridge freezer, washing machine and door opening to under stair storage cupboard.

STAIRS LEADING TO FIRST FLOOR LANDING
Carpet flooring, UPVC double glazed window to side aspect, doors opening to bathroom, bedrooms 1-4 and to airing cupboard.

BATHROOM
8' 10" x 6' 2" (2.7m x 1.9m)
UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin, panelled bath and heated towel rail.

BEDROOM 1
11' 9" x 11' 1" (3.6m x 3.4m)
UPVC double glazed window to front aspect, carpet flooring and door opening to en suite.

EN SUITE
8' 6" x 4' 7" (2.6m x 1.4m)
UPVC double glazed window to side aspect, vinyl flooring, toilet, pedestal wash basin, separate mains fed shower in glass cubicle and heated towel rail.

BEDROOM 2
11' 5" x 7' 10" (3.5m x 2.4m)
UPVC double glazed window to rear aspect and carpet flooring.

BEDROOM 3
7' 10" x 7' 6" (2.4m x 2.3m)
UPVC double glazed window to rear aspect and carpet flooring.

BEDROOM 4
8' 6" x 7' 6" (2.6m x 2.3m)
UPVC double glazed window to front aspect and carpet flooring.

OUTSIDE
To the front of the property is a laid lawn garden with feature landscaped border. A sweeping driveway runs alongside the property and leads to a detached brick built garage.

To the rear is a paved seating overlooking a laid lawn garden with feature flower borders. A feature timber veranda offers alfresco dining and a decorative bin partition resides in front of garage.

FINANCIAL SERVICES
If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

