



16 RIDER HAGGARD LANE

KESSINGLAND, NR33 7PD





Situated in the sought-after coastal village of Kessingland, and within walking distance of local amenities and the beach, this well-presented two bedroom detached bungalow offers comfortable single-storey living in a convenient and desirable location.

The accommodation is entered via a welcoming entrance hall, which benefits from a useful storage cupboard. From here, access is provided to the shower room, featuring a window to the side aspect for natural light and ventilation. Both bedrooms are fitted with wardrobes, offering ample built-in storage.

The lounge enjoys a window to the front aspect and porthole window to the side aspect which provides a bright and relaxing living space. An opening leads through to the kitchen, which in turn has a door opening into the conservatory. The conservatory enjoys pleasant views over the rear garden and features a door leading directly outside, making it an ideal additional reception space.

Externally, the property is approached via a driveway providing off-road parking, leading to a garage with electric roller door. The front garden is attractively paved with a variety of plant and shrub borders. To the rear, the enclosed garden is secluded and not over looked and features a

paved patio seating area, an artificial lawn for low-maintenance living, and a range of well-established borders with assorted plants and shrubs.

Early viewing is highly recommended to appreciate the location, layout, and lifestyle this bungalow has to offer.

#### SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### TENURE

Freehold.

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – C



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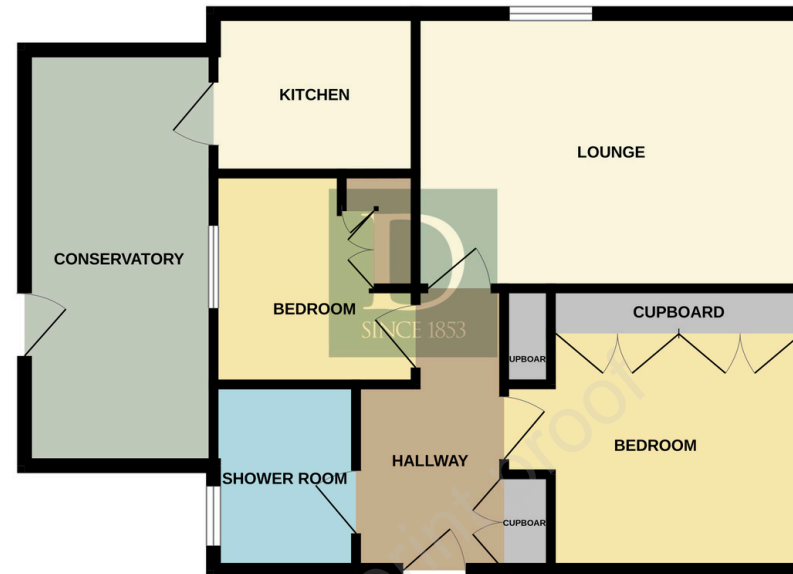


WALKING  
DISTANCE TO  
THE BEACH!



## FLOOR PLAN

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

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.  
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### CONTACT US

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