



185A CHURCH ROAD

KESSINGLAND, NR33 7SG



Positioned away from the road and approached via a gravel drive, this attractive detached chalet residence offers spacious and versatile accommodation, complemented by a delightful landscaped garden and excellent proximity to the coast.

Upon entering, a welcoming entrance hall provides access to the principal rooms and includes a useful cloakroom/WC. The main living accommodation is arranged to the rear of the property, where a generous sitting room enjoys views over the garden and opens through to a formal dining room, creating a superb space for entertaining. The well-appointed kitchen adjoins the dining area, offering a practical and sociable layout ideal for modern living.

The ground floor further comprises two bedrooms, including a spacious principal bedroom benefitting from fitted storage and an ensuite shower room.

To the first floor, there are two further double bedrooms and a family bathroom featuring a separate shower. Each room is of an excellent size and presented to a high standard throughout, reflecting the care and attention given to the property.

Externally, the home is enhanced by a detached garage and driveway providing ample parking. The rear garden, elevated and thoughtfully designed, provides an

attractive outdoor space, perfect for relaxation or alfresco dining. Ideally situated close to Kessingland's unspoilt beach and scenic coastal walks, this impressive home enjoys a tranquil setting with the popular seaside town of Southwold located a short drive along the coast, offering an array of boutique shops, restaurants, and leisure facilities.

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 – E





TUCKED AWAY
LOCATION!





FLOOR PLAN



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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