



2 Ark Close
Kessingland, Lowestoft, NR33 7UR
£350,000

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2 Ark Close, Kessingland, Lowestoft, Suffolk, NR33 7UR

Detached home in the coastal village of Kessingland, ideally located within walking distance of local amenities. The property offers four bedrooms, with the primary bedroom benefiting from en-suite. Separate dining room and sitting room along with a conservatory. The kitchen is complemented by a useful utility room. A true highlight is the fully enclosed generously sized rear garden with garage and driveway.

ENTRANCE HALLWAY

uPVC double glaze door and window to front, stairs, storage cupboard and radiator.

WC

uPVC double glaze frosted window to side aspect, low level WC, hand wash basin, radiator and covered ceiling.

SITTING ROOM

uPVC double glaze window to front aspect, exposed brick fireplace with wooden mantel, radiators and covered ceiling.

CONSERVATORY

uPVC double glaze sliding doors from sitting room, uPVC double glaze doors into rear garden, uPVC double glaze windows surround, ceiling light and fan, radiators and power.

DINING ROOM

uPVC double glaze window to front aspect, radiator and covered ceiling.





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KITCHEN

uPVC double glaze window to rear aspect, worktop space, cupboards and drawers under, cupboards above, built in double eye level Indesit oven, built in Neff gas hob, twin sink with drainer, tile splash back, spot light ceiling, coved ceiling and radiator.

UTILITY

uPVC double glaze window to rear aspect, uPVC double glaze door to garden access, matching worktop space, cupboards under, twin sink with drainer, boiler to wall, storage cupboard, radiator and coved ceiling.

STAIRS TO FIRST FLOOR AND LANDING

Stairs, uPVC double glaze window to front aspect, loft hatch, radiator and coved ceiling.

PRIMARY BEDROOM

uPVC double glaze window to rear aspect, ceiling fan and light, radiator and coved ceiling.

EN SUITE

uPVC double glaze frosted window to rear aspect, low level WC, hand wash basin, large shower cubicle, radiator and coved ceiling.

BATHROOM

uPVC double glaze frosted window to side aspect, low level WC, hand wash basin, bath with electric shower above and further shower attachment, towel radiator and coved ceiling.

BEDROOM 2

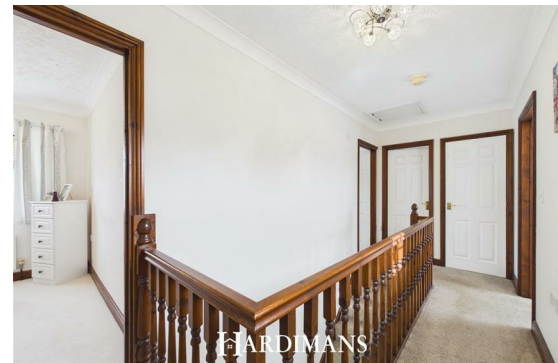
uPVC double window to front aspect, radiator and coved ceiling.



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BEDROOM 3

uPVC double glaze window to rear aspect, radiator and coved ceiling.



BEDROOM 4

uPVC double glaze window to front aspect, radiator and coved ceiling.



OUTSIDE

To the front, brick weave path to front door, mainly laid to lawn with borders. To the rear, fully enclosed, mainly laid to lawn with borders and patio areas, mainly laid to and rear access gate to driveway.



GARAGE

Up and over door, door access to garden, power and lighting.



TENURE

Freehold

COUNCIL TAX BAND

D

MATERIAL INFO

We assume the property has:-
Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

* Broadband: Could achieve speeds of Ultrafast 2000mbps

* Mobile: 02, THREE, VODAFONE, EE, ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



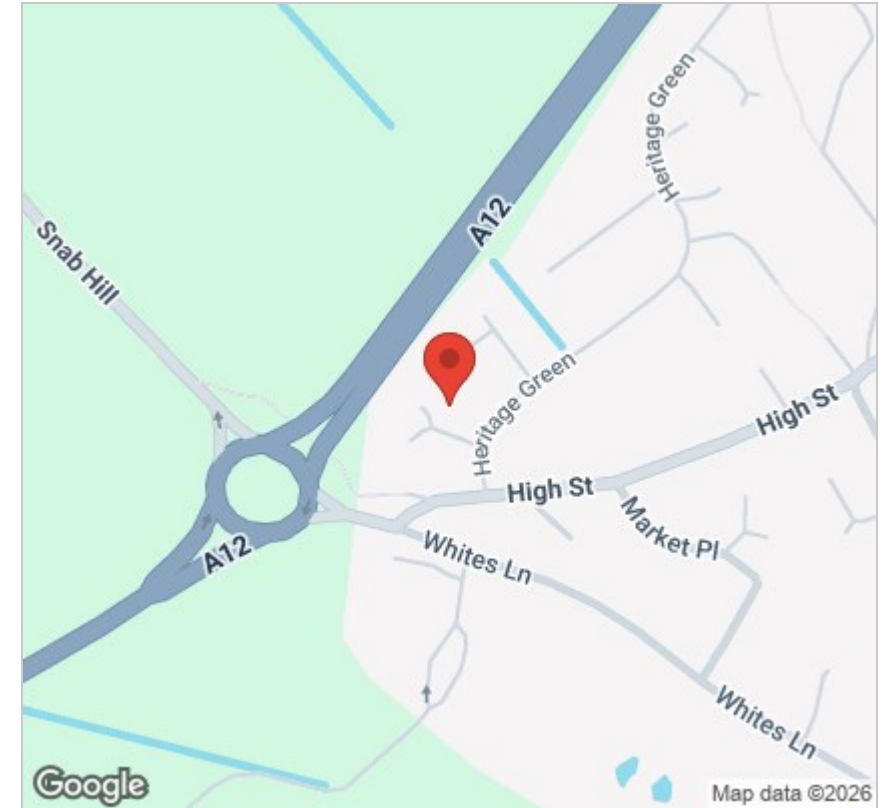


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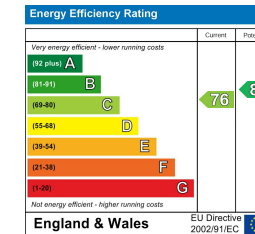
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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