

# HARDIMANS



**7 Lloyds Avenue**  
Kessingland, Lowestoft, NR33 7TP  
**£190,000**





## 7 Lloyds Avenue, Kessingland, Lowestoft, Suffolk, NR33 7TP

Welcome to this charming bungalow located on Lloyds Avenue in the coastal village of Kessingland, Lowestoft. This delightful property boasts a well-thought-out design with a central hall, offering a sense of space and flow throughout.

Upon entering, you are greeted by a spacious lounge, perfect for relaxing or entertaining guests. The property features two good size bedrooms, ideal for a retirement home or as a peaceful retreat. The kitchen/diner is also a good size and provides a lovely space for enjoying home-cooked meals.

Situated close to the beach, this bungalow offers the opportunity to enjoy leisurely strolls along the coastline and soak in the refreshing sea breeze. With scope to improve, this property presents the chance to tailor it to your personal taste and style, making it truly your own.

Don't miss out on the chance to own this lovely bungalow in a sought-after location, so that you can embrace the coastal lifestyle.

**UPVC double glazed door and window to:-**

### **PORCH**

further upvc doors to:-

### **SPACIOUS ENTRANCE HALL**

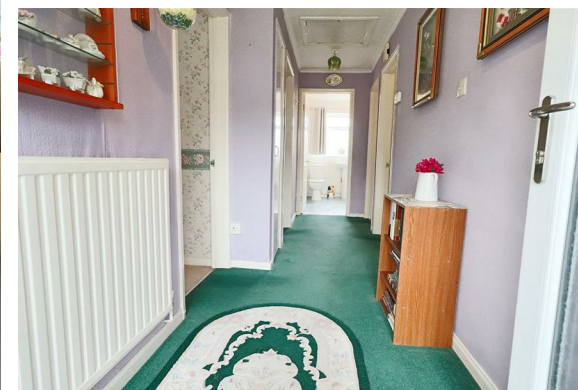
radiator, access to roof void, built-in cloaks cupboard with electric meters and fuse box.

### **LOUNGE**

upvc picture window overlooking the front garden, fireplace with a Living Flame coal effect gas fire, radiator.

### **KITCHEN/DINER**

fitted in a range of base and wall units, gas cooker point, single drainer sink, Worcester gas combination boiler heating domestic hot water and radiator heating system, radiator, glazed door and window to a rear lean to:-







#### UTILITY

plumbing for automatic washing machine, glazed door to garden.

#### MASTER BEDROOM

upvc double glazed window overlooking the rear garden, vertical blinds, radiator, double built-in wardrobe cupboard, 2 further double and single wardrobe cupboards, bed recess, high level storage over.

#### BEDROOM 2

upvc double glazed window overlooking the front garden, vertical blinds, radiator, double built-in wardrobe cupboard.

#### SHOWER ROOM

shower cubicle with a Triton instant shower unit, low level wc, pedestal washbasin, part tiled walls, radiator, built-in store cupboard, upvc opaque glazed window.

#### OUTSIDE

To the front, attractive gardens laid to lawn with a central pathway, shrub borders. To the rear, fully enclosed gardens with lawned area, paved patio, pathways, flower borders, gate providing pedestrian access.

#### GARAGE IN NEARBY BLOCK

#### COUNCIL TAX BAND

A

#### TENURE

Freehold

#### MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

\* Broadband: Superfast 71mbps  
Download 16mbps upload

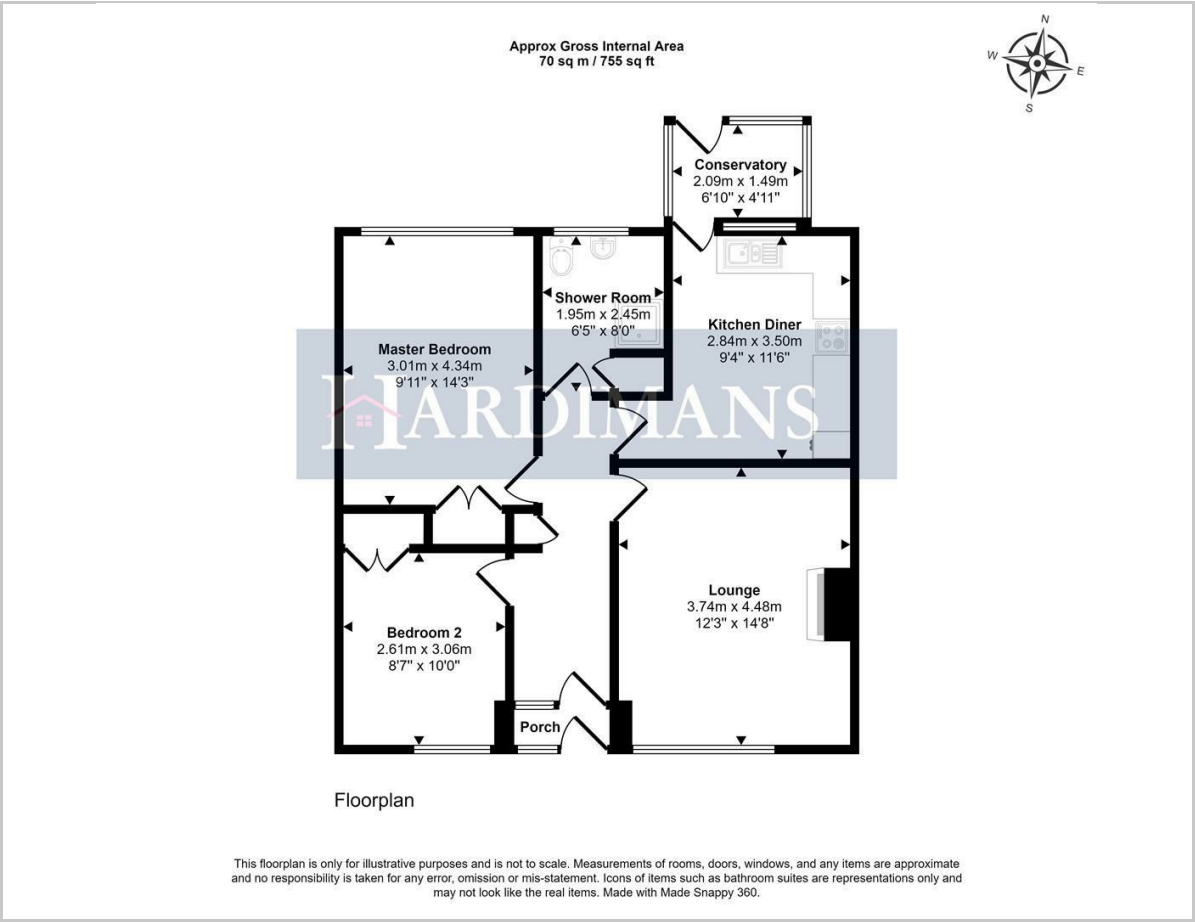
\* Mobile; EE Likely, Three Likely, 02 Likely, Vodafone Likely

\* 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.





Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

