



## 8 Damerson Went

Kessingland, Lowestoft, NR33 7PE

Offers Over £300,000



Aldreds are delighted to offer this beautiful 3 bedroomed detached bungalow being within a very short walk of Kessingland beach and clifftops. This bungalow really is one we would recommend viewing to appreciate the homely accommodation which is bright and airy throughout and offers fantastic living space including an entrance porch, wide entrance hall, spacious lounge, fitted kitchen, utility area, modern shower room, 2 double bedrooms, 3rd bedroom/dining room which leads to pitched roof fully heated conservatory. There are also the benefits of gas fired central heating and Upvc double glazed windows and doors throughout. A truly delightful property and an early viewing is strongly recommended. Kessingland provides easy access to Southwold, Dunwich and surrounding villages.



### Entrance Porch

Fitted carpet, Upvc window, Upvc entrance door.

### Wide Entrance Hall

Fitted carpet, radiator, 2 full length storage cupboards, coved ceiling.

### Lounge 15'0" x 12'3" (4.58 x 3.75 )

Fitted carpet, coved ceiling, fireplace with inset living flame electric fire, radiator, Upvc bay window, T.V point, power points.

### Kitchen 8'10" x 9'8" (2.71 x 2.97)

Ceramic tiled flooring, full range of quality solid timber kitchen units, extended work surfaces, inset eye level stainless steel oven, four burner gas hob, extraction cooker hood, tiled splash backs, recess for white goods including plumbing for washing machine, power points, Upvc window, spot lighting, wall mounted energy efficient combination boiler.

### Utility Area

Ceramic tiled flooring, large aspect Upvc windows, recess for white goods, poly carbonate roof, Upvc door leading to rear garden.

### Dining Room/Bedroom 3 10'6" x 7'6" (3.22 x 2.31)

Fitted carpet, coved ceiling, T.V point, power points, radiator, Upvc door leading to the conservatory.

### Conservatory 10'10" x 12'0" (3.32 x 3.68)

Fitted carpet, pitched poly carbonate roof, large aspect Upvc windows, power points, radiator, Upvc door leading to rear garden.

### Shower Room

Tiled effect vinyl flooring, modern fitted shower suite comprising double shower cubicle with aqua board splash backs, enclosed by sliding glass screen doors, vanity sink unit, low level W.C with enclosed cistern, half tiled walls, Upvc window, radiator.

### Bedroom 1 12'0" x 13'5" (3.68 x 4.09)

Fitted carpet, coved ceiling, Upvc window, power points, radiator, T.V point, full range of fitted wardrobes with sliding doors.

### Bedroom 2 10'7" x 9'8" (3.24 x 2.96)

Fitted carpet, coved ceiling, Upvc window, power points, radiator.

### Outside To The Front

There is a beautifully presented frontage which is laid to lawn, a range of flowers and shrubs, central tree, brick weave footpath leading to front door.

### Outside To The Rear

There is a beautifully presented rear garden which is laid to lawn, full range of specimen flowers and shrub borders and central features, timber pergola, timber and felt garden shed, greenhouse, patio footpaths and brick weave seating area, non overlooked rear and side aspect, all enclosed by high fencing. Further to the rear there is a brick built garage with electric garage door, power points and lighting, driveway providing ample off road parking.

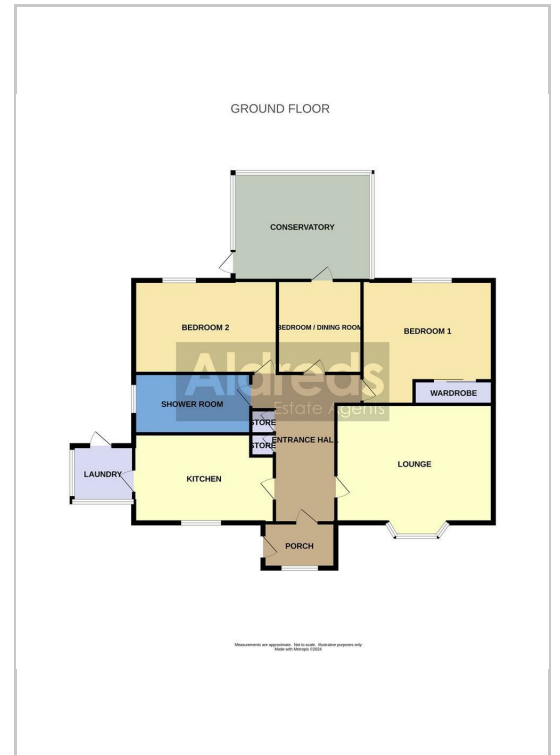
### Services

Mains gas, electric, water & drainage

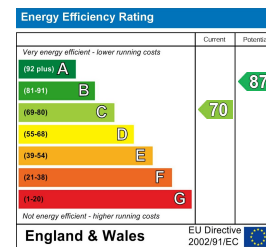
## Area Map



## Floor Plans



## Energy Efficiency Graph



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