



# KETTS COTTAGE,

283 YARMOUTH ROAD, LOWESTOFT, NR32 4AA



Set back from the road, this beautifully renovated cottage offers an exceptional blend of character and modern living, with a generous driveway providing ample off-road parking.

A charming side entrance retains original character features and leads into a cosy library/snug area with wood-burning stove. Positioned at the front of the property is the double-aspect sitting room which is light and spacious and features a further fireplace with wood burner.

From the inner hallway, a cleverly designed home office with glazed doors allows natural light to flow through, creating an ideal work-from-home space. There is also a well-appointed utility room with excellent storage and access to a ground floor WC.

The highlight of this home is the impressive open-plan kitchen, dining, and family area, featuring a striking lantern roof and bi-fold doors that open out to the garden—ideal for entertaining and contemporary family life.

Upstairs, there are four bedrooms and a family bathroom. The principal bedroom suite benefits from an en-suite and the fourth bedroom which is currently used as a dressing room.

Externally, the landscaped rear garden is a true delight, offering a large paved terrace, raised lawn, and established planting. The property also includes a garage with useful loft storage and a separate brick outbuilding.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

#### SERVICES

Mains electric, water and sewerage are connected. Heating is by way of LPG gas and wood burner. (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 District Council. Council Tax Band – D



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TBC

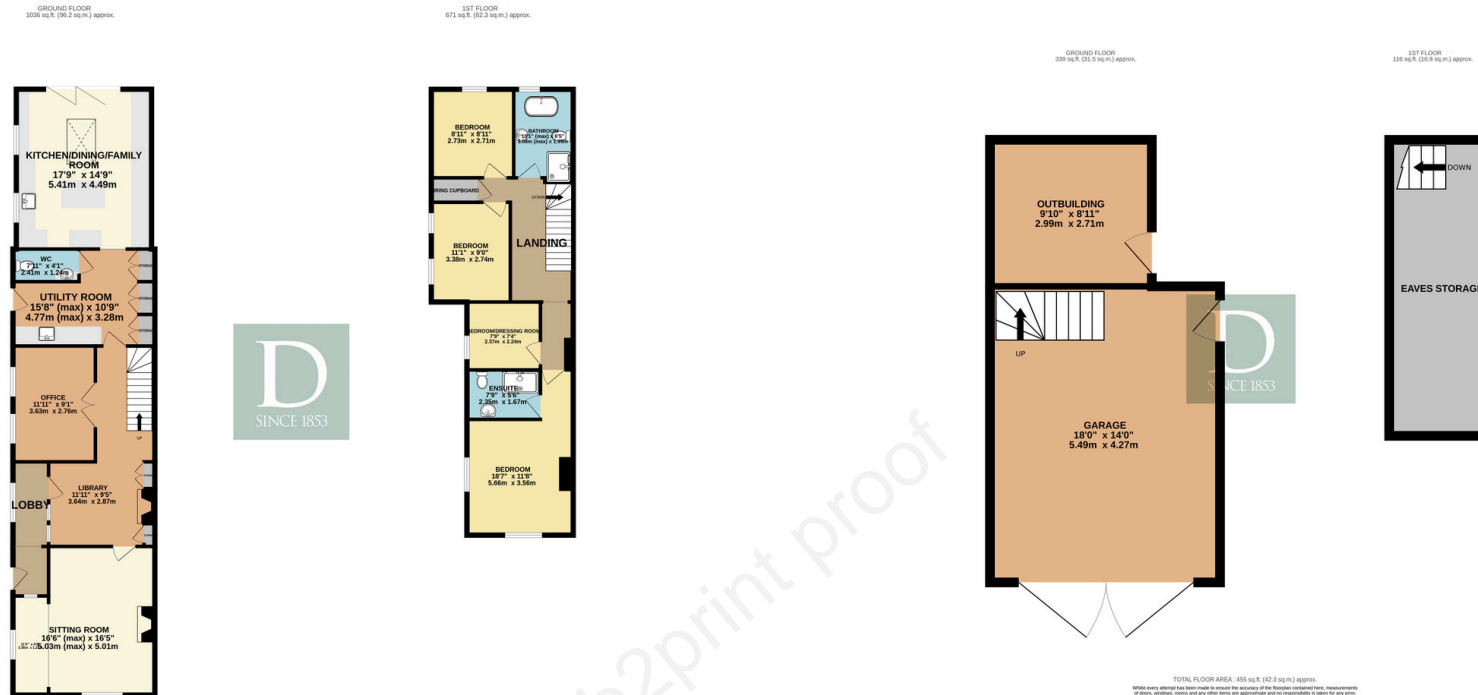


EXCEPTIONALLY  
WELL  
PRESENTED





## FLOOR PLAN



TOTAL FLOOR AREA: 1706 sq ft. (158.5 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the drawings contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, equipment and facilities shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 455 sq ft. (42.3 sq m.) approx.  
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### CONTACT US

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