



SEAGULL COTTAGE, NORTH CLIFF

KESSINGLAND, NR33 7RA



Situated on a generous plot just moments from the beautiful Kessingland coastline, Seagull Cottage is a two-bedroom semi-detached property offering an exciting opportunity for buyers looking for a home to modernise and make their own.

Offered with no onward chain, the property would make an ideal renovation project, coastal retreat, or investment opportunity. The property benefits from planning permission for a two storey extension & an area of land off North Cliff on a separate title included. The property is approached via a long private driveway providing off-road parking for several vehicles. Upon entering, the entrance hall has stairs leading to the first-floor landing and doors leading to all ground floor rooms. The lounge diner features a window to the front aspect and a feature fireplace, opening through to the dining area where sliding doors provide access to the rear garden. The kitchen breakfast room is a good size and benefits from two windows to the side aspect, allowing plenty of natural light, together with a door providing side access to the property. Upstairs, the first-floor landing provides access to two bedrooms and the family bathroom. Both bedrooms are well proportioned and offer pleasant outlooks over the surrounding gardens. Outside, the property enjoys

generous rear gardens with a variety of mature plants and shrubs, offering excellent potential for landscaping and outdoor entertaining. There are also two useful storage areas located within the grounds. Seagull Cottage enjoys easy access to the beautiful Kessingland coast and is conveniently situated for local amenities and surrounding countryside walks. Offered with no onward chain, this property presents a fantastic opportunity for those seeking a project in a desirable coastal location

SERVICES

Mains electricity and water are connected, oil fired central heating, drainage is to a septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

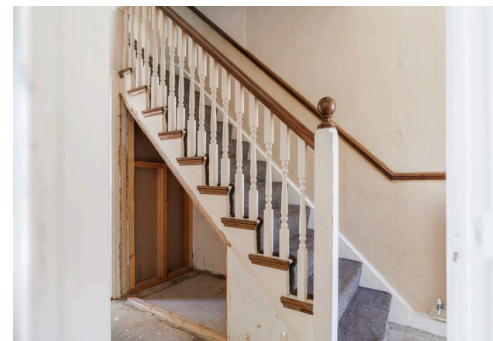
LOCAL AUTHORITY

East Suffolk - Band - C

AGENT NOTE

Covenants and rights of way affecting this property, ask agent





NO ONWARD
CHAIN!

FLOOR PLAN



TOTAL FLOOR AREA: 863 sq.ft. (80.2 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 operation or efficiency can be given. Made with Metropix i2000.



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