



147 CHURCH ROAD

KESSINGLAND, NR33 7SQ



This three-storey detached house, blends modern design with an inviting contemporary layout.

**Built in 2019, Merchant House has previously been run as a successful holiday home and is approached via a shared access driveway which offers ample off road parking.**

Entering through the front door, you step into a welcoming entrance hall that serves as a central hub for the home.

To the left, the sitting room features a charming bay window, creating an inviting and bright atmosphere, perfect for relaxation or entertaining guests.

At the rear of the house lies a thoughtfully designed, generously proportioned, open plan kitchen/dining/family room. This area is enhanced by five-panel bifold doors that span the width of the room seamlessly connecting the indoor space to the outdoor area, ideal for entertaining or enjoying the garden and allowing flow and plenty of natural light.

The ground floor benefits from underfloor heating and is completed with a utility room and separate toilet.

The first floor comprises two good-sized double bedrooms. One of the

bedrooms is enhanced by another bay window, creating a stylish focal point and additional living space. This bedroom also includes an ensuite shower room, providing privacy and convenience for the occupants. The family bathroom serves the second double bedroom and further single bedroom, making it ideal for family members or guests.

The top floor is dedicated to the luxurious master bedroom, which stands out with its exquisite roll-top bath positioned within the space, adding a touch of opulence. This master suite is also complemented by its own ensuite shower room, ensuring comfort and accessibility.

There is a paved terrace abutting the rear of the property with the remainder of the garden being laid to lawn flanked by bushes to one side with a fenced border opposite.

Overall, this detached house is designed to offer spacious living areas and comfort across its three levels, making it an ideal family home with an emphasis on both style and functionality.







### SERVICES

All mains services are connected.  
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - TBC

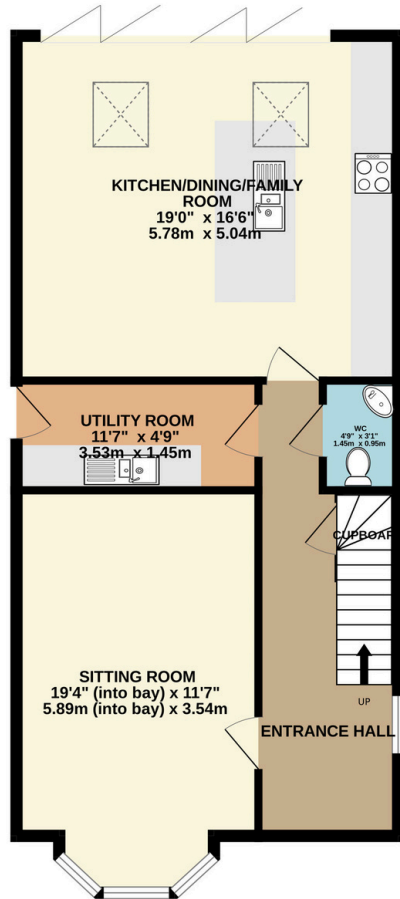




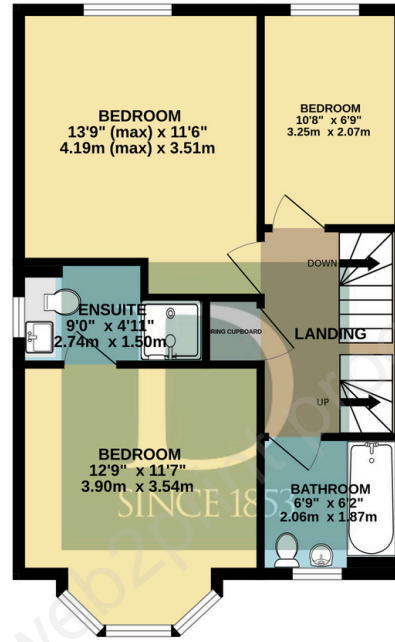
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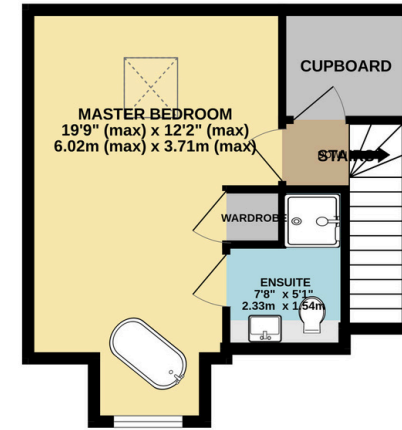
GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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 operability or efficiency can be given.

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