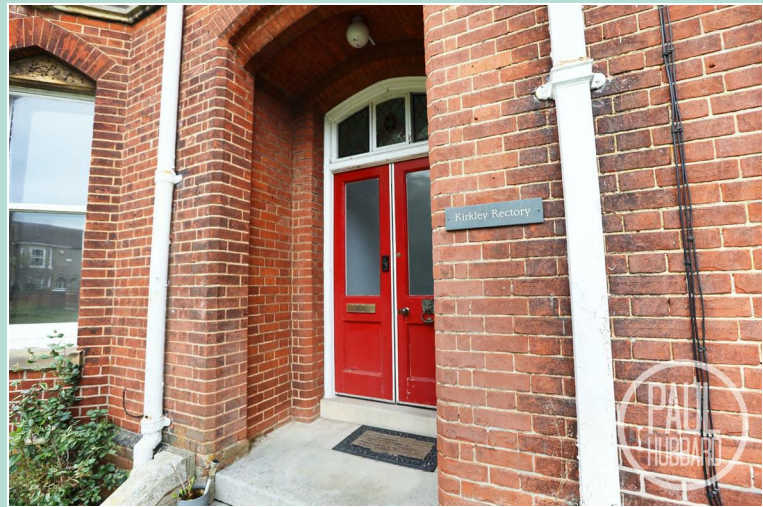


£700,000  
Offers In Excess Of



## Rectory Road Kirkley, NR33 0ED

- Substantial 220sqm period home built in 1892
- 5/6 spacious bedrooms offering versatile accommodation
- Multiple reception rooms with character features throughout
- Generous plot with well maintained gardens
- Excellent scope to modernise and personalise
- Ample parking options, including driveway space
- Sought-after Kirkley location, just a short walk from the beach
- Close to local shops, schools, and amenities
- Retains much of its original charm and period detail
- Rare opportunity to acquire a home of this size and character in the area





### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Entrance Porch

3.09 x 1.80

Entrance door and decorative glass window to the front aspect, vinyl flooring throughout, a radiator and a door opening to the entrance hall.



### Entrance Hall

Obscure window to the rear aspect, vinyl flooring throughout, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, dining room, reception room and steps leading down to the extended hallway.

### Sitting Room

5.77 max x 5.54 max into bay

x4 windows to the front and side aspect, French doors to the side opening to the garden areas, carpet flooring throughout, x3 radiators and a gas fireplace with brick surround.



### Study

4.41 x 3.49

x2 windows to the side aspect, carpet flooring throughout, a brick fireplace surround and x3 radiators.

### Drawing Room

5.78 max into bay x 5.01 max

Bay window to the front aspect, carpet flooring throughout and x3 radiators.



### Hallway

Carpet and vinyl flooring throughout and doors opening to the utility room, laundry room, kitchen and rear garden.

### Utility Room

3.39 x 1.51

x2 obscure windows to the side and rear aspect, base units, stainless steel sink with drainer, toilet, pedestal wash basin and a radiator.

### Laundry Room

2.14 x 1.50

Window to the rear aspect, vinyl flooring throughout and part tiled walls.



### Kitchen

4.28 max x 3.01 max

Window to the rear aspect, vinyl flooring throughout, units above and below, part tiled walls, laminate work surfaces, stainless steel sink with drainer, integrated dishwasher, spaces for an oven, fridge/freezer and a washing machine, a radiator and a door opening to the dining room.

### Dining Room

4.63 x 3.64

x2 windows to the front aspect, vinyl flooring throughout, a radiator, fireplace surround, built in storage cupboards and a door opening to the pantry.

### Stairs leading to the First Floor Landing

Carpet flooring throughout, x3 radiators and doors opening to the cloakroom, primary bathroom, guest bathroom, airing cupboard and bedrooms 1-5.

### Bedroom 1

5.78 max into bay x 4.40 max

Bay window to the front aspect, carpet flooring throughout, a feature fireplace, x2 radiators, built-in storage cupboard and a door opening to the guest bathroom.

### Bedroom 2

5.80 x 4.41

x3 windows to the front and side aspect, carpet flooring throughout, feature fireplace, built-in wardrobe, wall mounted hand wash basin and a radiator.

### Bedroom 3

4.42 x 3.56

Window to the side aspect, carpet flooring throughout and a radiator.

### Bedroom 4

4.27 x 3.66

x2 windows to the front aspect, carpet flooring throughout, a radiator and a built-in wardrobe.

### Bedroom 5

4.29 max x 3.02 max

Window to the rear aspect, carpet flooring throughout, a radiator and a feature fireplace.

### Primary Bathroom

4.37 x 2.42

Obscure window to the front aspect, vinyl flooring throughout, feature fireplace, pedestal wash basin, toilet, a bath with overhead shower, a radiator and a loft hatch.

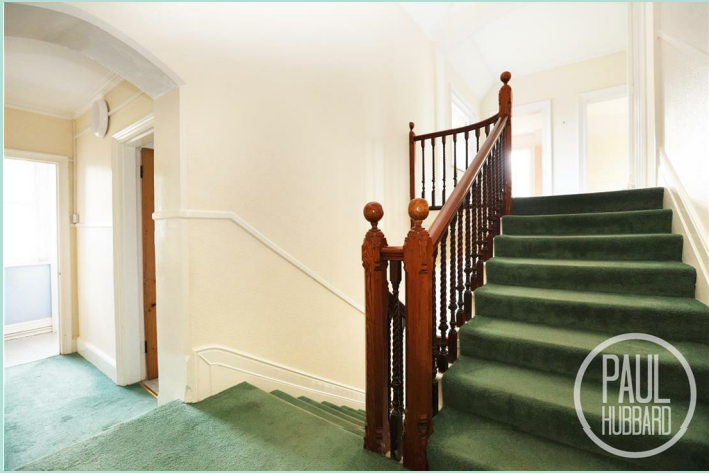
### Guest Bathroom

2.26 x 2.03

Window to the side aspect, vinyl flooring throughout, part tiled walls, wall mounted hand wash basin, bath with overhead shower and a radiator.







### WC

1.04 x 0.96 + 2.01 x 0.96

x2 windows to the rear aspect, vinyl flooring throughout, wall mounted hand wash basin, toilet and a radiator.

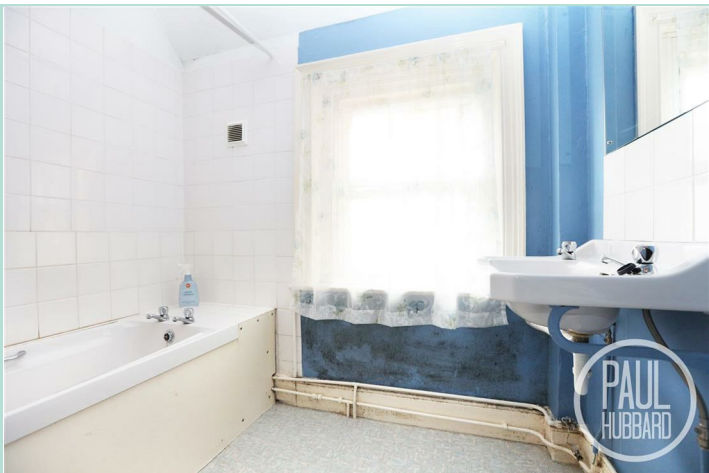
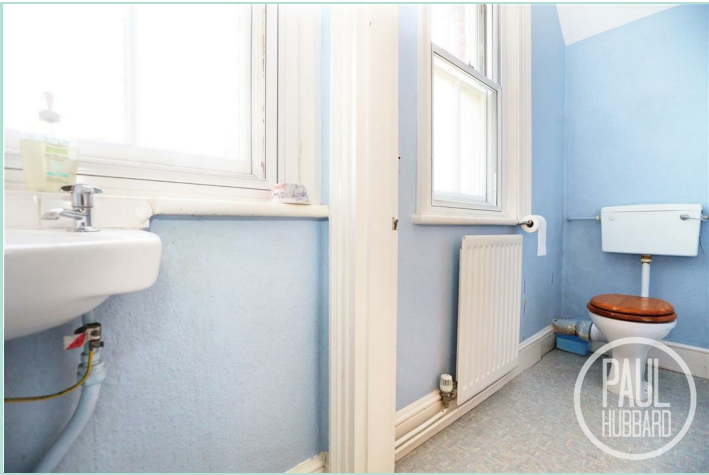
### Outside

The property is approached via a laid lawn complemented by a variety of mature trees, plants, and shrubs. A brick boundary with double gates opens onto a driveway providing ample off-road parking. Steps lead up to the main entrance, which is sheltered by a storm porch, creating a welcoming first impression. A side gate offers convenient access to the rear garden.

The rear garden features a generous laid lawn, surrounded by mature trees, plants, and shrubs, offering a pleasant and private outdoor space. There is a garage, an outside WC, and a useful storage unit. Double gated access, along with a single gate, connects the rear garden to the front of the property, while also allowing for further off-road parking if required. The area is fully enclosed with fencing for added security and privacy.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
 Council Tax Band: F  
 EPC Rating: E  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements