

£155,000
Offers Over



Lorne Park Road Kirkley, NR33 0RD

- ** CHAIN FREE**
- South west facing rear garden
- 2 separate reception rooms
- Ground floor bathroom + first floor WC
- 2 double bedrooms
- Dressing room/ easy to convert 3rd bedroom
- Moments from award winning beach
- Gas fired central heating
- UPVC double glazing throughout
- Conveniently located for local shops & amenities





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 Hall

UPVC entrance door to the front aspect, vinyl flooring leading to laminate flooring, consumer unit, radiator, a door opens into the sitting room, stairs lead up to the first floor landing and an opening leads through to the dining room.

Sitting Room

4.07 x 3.21

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and an open fireplace.

Dining Room

4.22 x 3.18

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a door opens into the kitchen.

Kitchen

4.38 x 2.11

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, built-in oven, ceramic hob, stainless steel extractor hood, inset stainless steel sink & drainer with mixer tap, spaces for a fridge-freezer, washing machine, tumble dryer and doors opening to the bathroom & out to the rear garden.

Bathroom

2.20 x 1.89

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap and a hand-held shower attachment.

Stairs leading up to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1

4.26 x 3.28

Fitted carpet, UPVC double glazed window to the front aspect, radiator, period fireplace and a built-in storage cupboard.

Bedroom 2

4.25 x 3.30

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, period fireplace and a door opens into the dressing room.



Dressing Room/ Bedroom 3

4.37 x 2.12

Easily could be converted to a third bedroom by removing toilet. Currently utilised as a dressing room. Comprises fitted carpet, UPVC double glazed window to the side aspect, radiator, toilet and a pedestal wash basin with hot & cold taps.

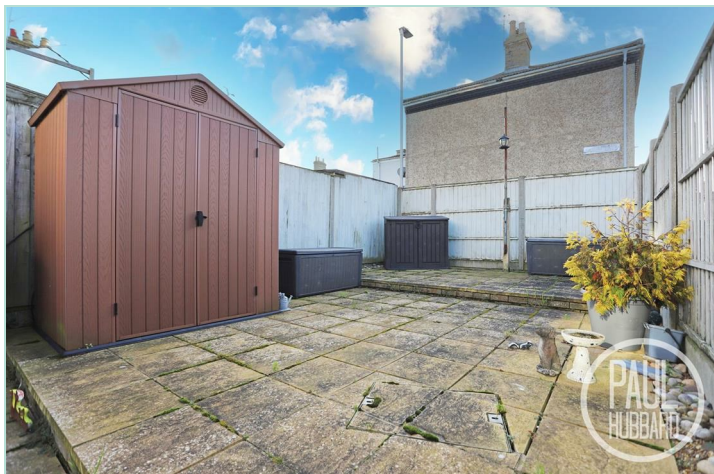
Outside

The front features decorative iron fencing and a gate that opens to a paved front garden, providing access to the main entrance door.

The south-west facing rear garden is designed for low maintenance, with a patio area, shingle borders, a storage shed, outdoor tap, and lighting. It is fully enclosed by a panel fence surround, with gated access to the side for convenience.

Financial services

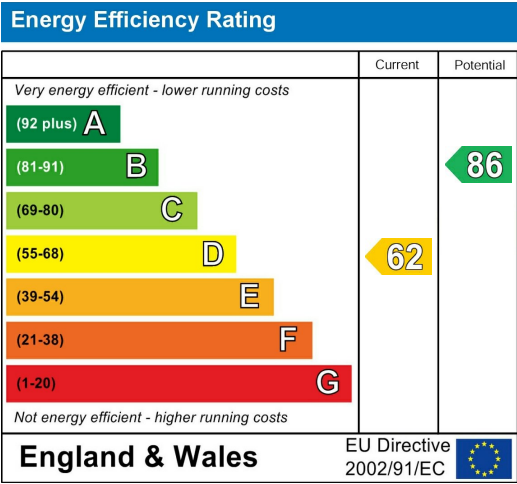
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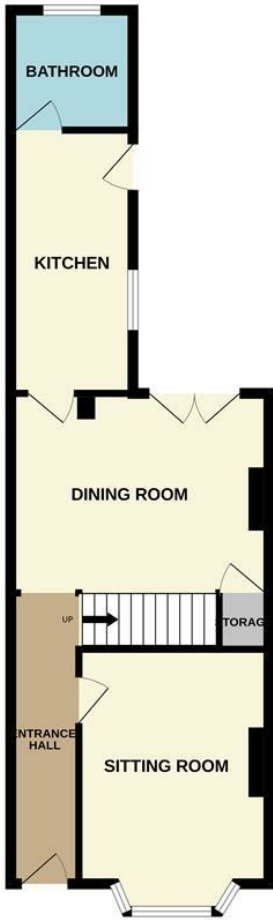




Tenure: Freehold
 Council Tax Band: TBC
 EPC Rating: D
 Local Authority: East Suffolk Council



GROUND FLOOR
 518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
 435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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