

£375,000
Asking Price



Kirkley Cliff Road

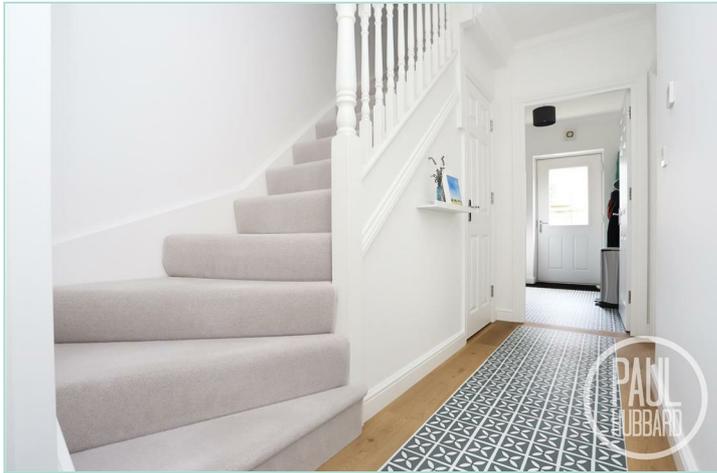
Kirkley, NR33 0DH

- Modern 3 storey town house
- 3/ 4 double bedrooms
- Cloakroom, bathroom & master bedroom with en-suite shower room
- Off road parking & integral garage
- Convenient ground floor utility room
- Fully enclosed rear garden
- Spacious sitting room with bifolds to balcony
- Gorgeous kitchen/ diner with sea views
- Moments from award winning South Beach
- Close to local amenities, shops & schools

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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

Composite entrance door to the front aspect, fitted door mat, LVT flooring, underfloor heating, space for storage of coats & shoes, doors opening to the cloakroom, a storage cupboard (housing the consumer unit), an under-stair storage cupboard, the utility room and the reception room/ bedroom 4.

Cloakroom

1.95 x 0.88

LVT flooring, underfloor heating, toilet, pedestal wash basin with mixer tap, tile splash backs and an extractor fan.



Utility Room

2.61 x 2.09

LVT flooring, fitted door mat, underfloor heating, units above & below, laminate work surfaces, tile splash backs, extractor fan, Ideal gas combi boiler, inset composite sink & drainer with mixer tap, space for a washing machine and a composite door opens to the garden.

Reception Room/ Bedroom 4

3.66 x 2.69

This versatile space is perfect for use as a snug, playroom, home office, or an extra bedroom. Featuring vinyl flooring, underfloor heating and UPVC French doors opening out to the rear garden.



Stairs leading to the First Floor Landing

Fitted carpet, doors opening to the kitchen/ diner & sitting room and stairs lead up to the second floor landing.



Kitchen/ Diner

4.86 max x 3.92 max

Vinyl flooring, x2 UPVC double glazed windows to the rear aspect (one with sea views), radiator, down lights, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob, stainless steel extractor hood, integrated fridge-freezer & dishwasher, space for a large table & chairs and French doors open into the sitting room.

Sitting Room

4.78 max x 4.87 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, a door leads back to the hallway & UPVC bifold doors open to the balcony.



Balcony

A west-facing paved balcony bathed in afternoon sun, featuring outdoor lighting, an inviting space to relax, enjoy the fresh sea breeze, or let it flow through the home.

Stairs leading to the Second Floor Landing

Fitted carpet, loft access hatch, doors opening to bedrooms 1-3, the family bathroom and a good size storage cupboard (currently utilised as a work space).



Bedroom 1

4.17 max x 2.76 max

Fitted carpet, UPVC double glazed window to the front aspect, radiator, built-in wardrobe with double doors and a door opening to the en-suite shower room.

En-suite Shower Room

2.29 max x 1.90 max

Vinyl flooring, UPVC double glazed obscure sash window to the front aspect, radiator, down lights, toilet, pedestal wash basin with mixer tap, extractor fan, mains-fed shower set into a cubicle enclosure and tile splash backs.



Bedroom 2

3.68 max x 2.75 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and built-in wardrobe with double doors.

Bedroom 3

2.61 x 2.02

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.





Bathroom

2.72 max x 2.14 max

Vinyl flooring, radiator, down lights, toilet, pedestal wash basin with mixer tap, extractor fan, panelled bath with a mixer tap & a hand-held shower attachment, tile splash backs and a light up LED mirror.

Outside

The property is situated within a well-maintained communal setting, offering a pleasant and tidy environment.



To the front, a pathway leads to the main entrance door, accompanied by an outdoor light and bordered by shingle beds and mature planting, with a small seating area ideal for enjoying the surroundings. A brickweave driveway provides off-road parking and leads to an integral garage, while gated side access allows entry to the rear garden.

The rear garden is attractively landscaped with a neatly maintained lawn, patio area, and shingle borders. There are fully stocked raised planters, perfect for gardening enthusiasts, and the space is enclosed by panel fencing for privacy. Additional features include an outdoor tap, external lighting, and a generous side area, ideal for secure storage.



Garage

6.50 x 2.69

This garage offers a versatile space suitable for vehicle parking or storage. It features an up & over roller door for easy and secure access. Inside, the space is well-lit and equipped with multiple power sockets, providing convenient options for lighting, tools, or charging equipment.

Agent Note

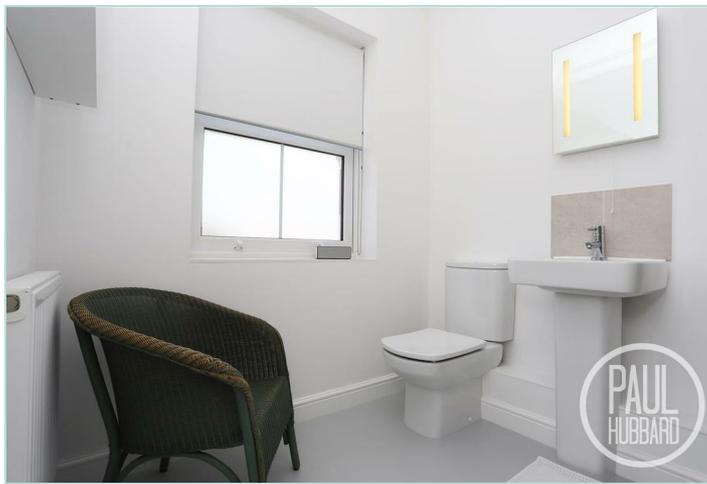
Maintenance charge: £360 PA.

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.

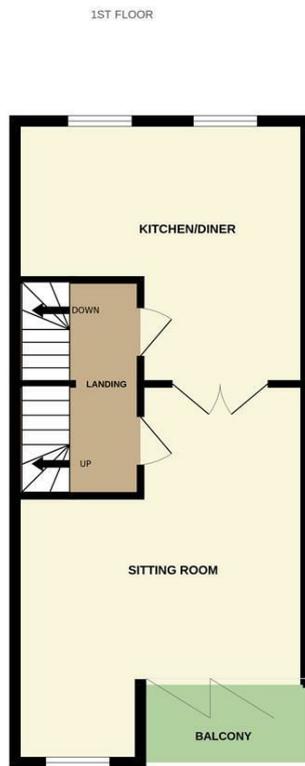
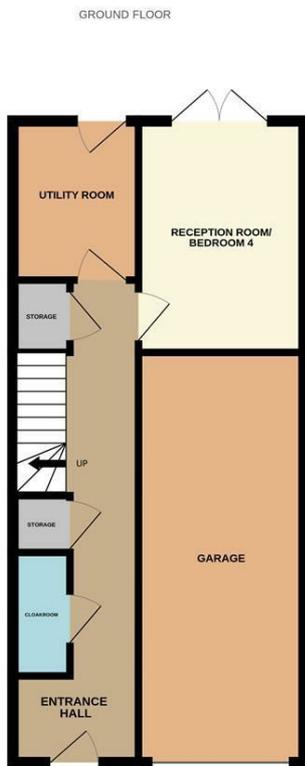






Tenure: Freehold
 Council Tax Band: D
 EPC Rating: B
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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 are 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