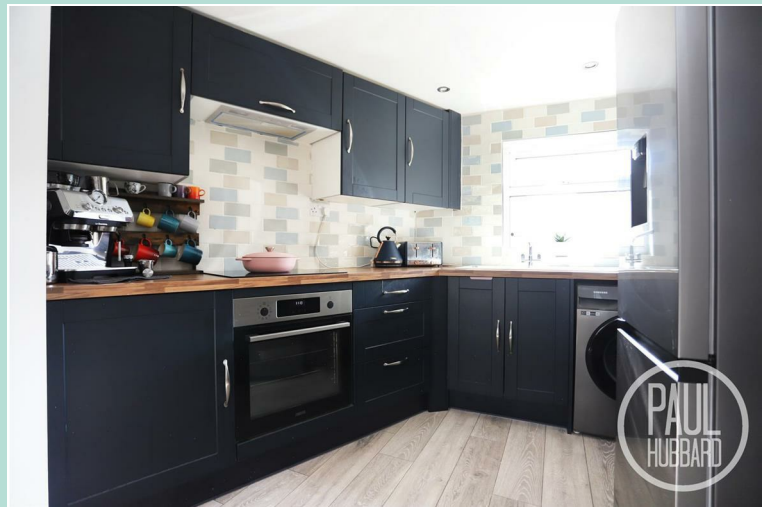


£160,000
Guide Price



Beaconsfield Road Kirkley, NR33 0RL

- Spacious end terrace home
- Porch entrance
- 3 separate bedrooms
- Open-plan kitchen/ diner
- Ground floor bathroom with shower & bath
- Modern decor throughout
- Gorgeous cast iron wood burner
- Low maintenance courtyard garden
- Gas central heating & UPVC double glazing throughout
- Walking distance to Kirkley shopping village & the beach

**PAUL
HUBBARD**



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.

Porch Entrance

1.30 x 1.05

UPVC entrance door to the front aspect, dual aspect UPVC double glazed obscure windows to the side, tile flooring and a door opens into the kitchen/diner.

Open-Plan Kitchen/Diner

The kitchen and dining room have been seamlessly combined, creating an inviting and sociable space that's ideal for entertaining guests or enjoying family dinners.

Dining Room

4.19 max x 3.72 max

Laminate flooring, UPVC double glazed window to the front aspect, radiator, cupboard housing the consumer unit, feature cast iron wood burner, under stair storage cupboard, stairs leading to the first floor landing and an opening leads through to the kitchen.

Kitchen

2.67 max x 2.34 max

A small step down leads to the kitchen which comprises laminate flooring, UPVC double glazed window to the rear aspect, down lights, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, built-in oven, ceramic hob & extractor hood and spaces for a fridge freezer & washing machine.

Sitting Room

3.70 x 2.74

Fitted carpet, UPVC double glazed window to the front aspect, radiator and an opening leads through to the rear lobby.

Rear Lobby

Laminate flooring, radiator, a door opens into the bathroom and a UPVC door opens to the rear garden.

Bathroom

2.18 x 1.61

Tiled flooring & walls, UPVC double glazed obscure window to the rear aspect, extractor fan, radiator, down lights, suite comprises a toilet, pedestal wash basin with a mixer tap, a panelled bath with a mixer tap and a hand-held shower attachment.

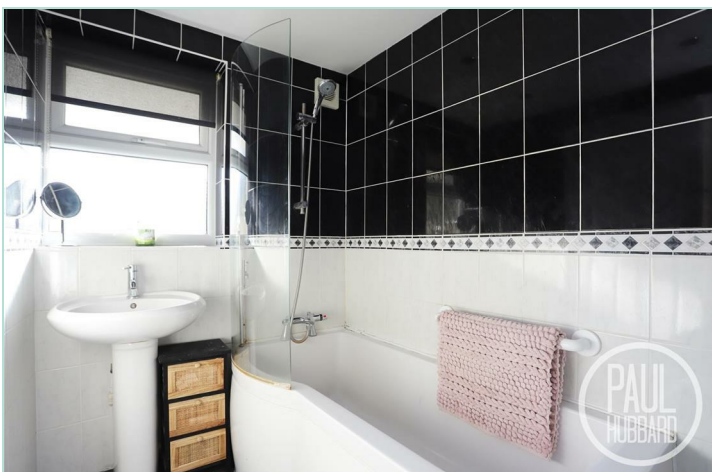
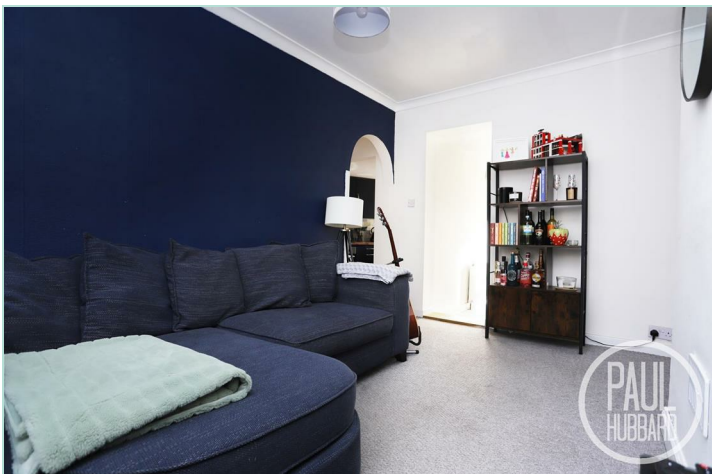
Stairs Leading To The First Floor Landing

Fitted carpet, loft access and doors opening to bedrooms 1-3.

Bedroom 1

3.70 x 2.71

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe.





Bedroom 2

3.89 max x 3.76 max

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

Bedroom 3

2.73 max x 2.60 max

Steps down lead to bedroom 3 which comprises fitted carpet, UPVC double glazed window to the side aspect, radiator and a wall-mounted gas combi boiler.

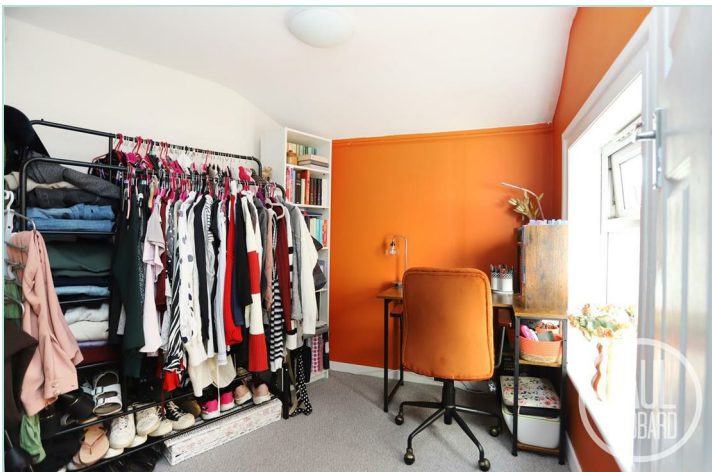
Outside

The front of the property offers a gated entrance leading to a small garden area, fully enclosed by a brick wall surround and complete with space for bins and access to the front door. Gated access to the rear garden is provided.

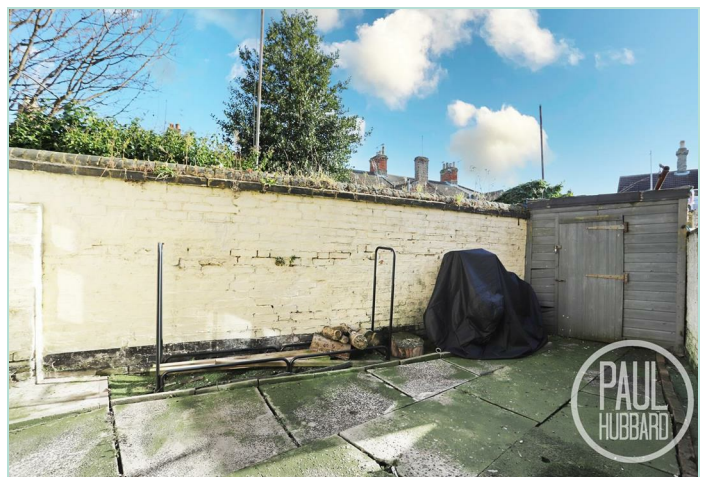
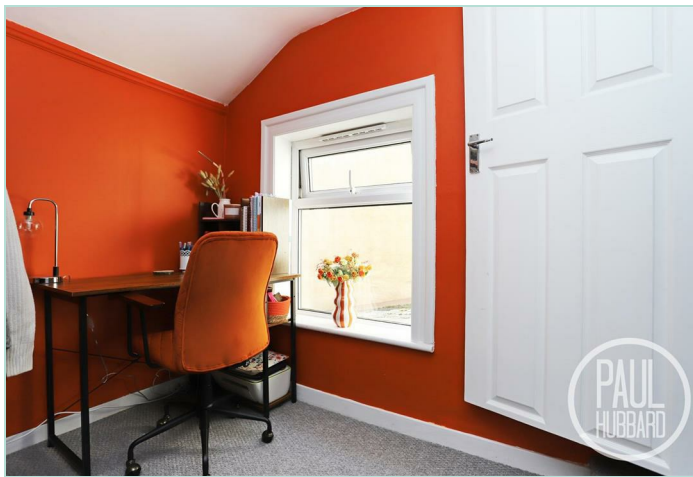
At the rear, a covered veranda opens onto a patio courtyard with artificial lawn borders and a timber storage shed, all enclosed by a surrounding brick wall for added privacy.

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.



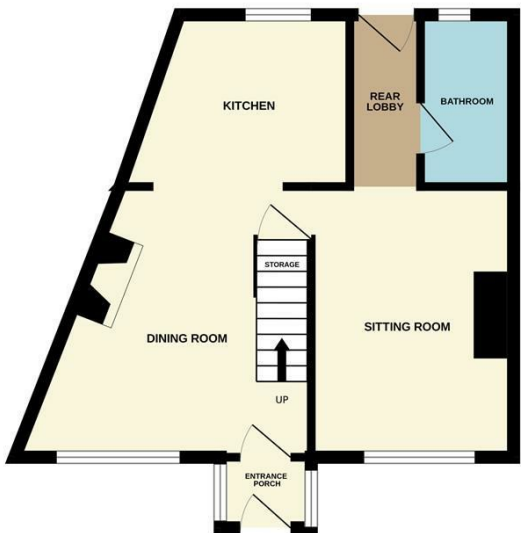




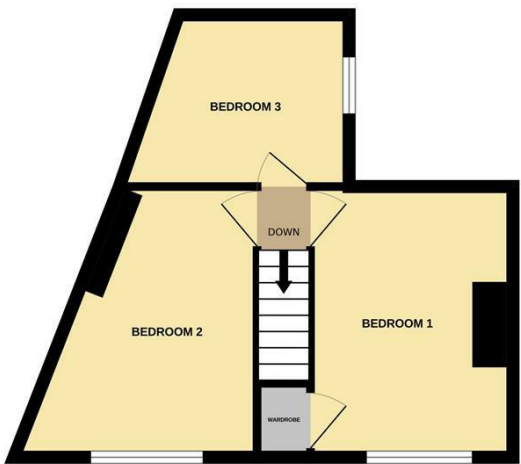
Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



7, BEACONSFIELD ROAD LOWESTOFT, SUFFOLK, NR33 0RL

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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Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

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