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St. Leonards Road

Kirkley, NR33 0EL

- Semi detached family home
- Gated off road parking for multiple vehicles
- Double garage
- Chain free
- 4/5 bedrooms set over 3 floors
- Ground floor shower room & first floor bathroom
- One of the old coach houses - A home with a rich history
- West facing fully enclosed rear garden
- Walking distance to award winning sandy beach
- Close to local amenities, shops & schools

PAUL HUBBARD

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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.

Porch Entrance/ Home Office

3.88 x 2.10

UPVC entrance door to the front aspect, fitted carpet, UPVC double glazed window to the side aspect, aluminium sliding doors open into the dining room, a laminate work surfaces provides space for a desk with fitted shelving and a doorway opening leads through to the stairs & doors opening into the sitting room & dining room.

Sitting Room

2.24 x 2.78

Fitted carpet, x2 UPVC double glazed dual aspect windows and open fireplace.

Dining Room

4.22 x 2.81

Fitted carpet, under-stair storage cupboard, sliding doors open into the porch/ home office and a doorway opening leads through to the kitchen.

Kitchen

3.46 x 2.20

Tile flooring, UPVC double glazed dual aspect windows, units above & below, laminate work surfaces, tile splash backs, inset composite sink & drainer with mixer tap, built-in double oven & gas hob, spaces for a fridge, freezer, dishwasher & washing machine and a doorway opening leads through to the rear lobby.

Rear Lobby

Fitted carpet and doors opening to a spacious pantry (with fitted carpet, shelving & a UPVC double glazed obscure window to the rear aspect) and the ground floor shower room.

Shower Room

1.62 x 1.54

Fitted carpet, UPVC double glazed obscure window to the side aspect, gas hot water boiler, tiled walls, wall heater, toilet, pedestal wash basin with hot & cold taps and an electric shower set into a cubicle enclosure.

Stairs leading to the First Floor Landing

Fitted carpet and doors opening to bedrooms 1 & 2.

Bedroom 2

4.23 x 2.77

Fitted carpet, UPVC double glazed dual aspect windows and a built-in storage cupboard.

Bedroom 1

4.21 x 2.78

Fitted carpet, UPVC double glazed window to the side aspect, a doorway opening to the dressing room and a door opens to the stairs which lead up to the second floor landing.

Dressing Room/ Potential for Bedroom 5

3.51 x 2.09

Fitted carpet, UPVC double glazed obscure window to the rear aspect, fitted wardrobes and a door opens into the en-suite bathroom. Currently used as a dressing room, this room could easily be utilised as an extra bedroom or nursery.

En-suite Bathroom

3.49 x 1.70

Fitted carpet, UPVC double glazed obscure window to the rear aspect, tiled walls, extractor fan, heated towel rail, toilet, wash basin set into a vanity unit with a mixer tap, jacuzzi bath with a mixer tap and an electric shower set into a large cubicle with a hand-held attachment.

Stairs leading to the second floor landing

Fitted carpet and doors opening to bedrooms 3 & 4.

Bedroom 3

3.02 x 2.77

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

Bedroom 4

3.01 x 2.74

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

Outside

At the front, double gates open onto a block-paved area providing off-road parking for multiple vehicles, which continues around to the rear. The main entrance door features an outdoor light and is complemented by a shingled frontage with established plants. To the side, the garden continues with space for bin storage, patio areas, and a brick weave driveway leading to a double garage. There is also a laid lawn and planted beds with a variety of shrubs and plants, offering plenty of potential to personalise. An outdoor tap and external sockets are also installed for convenience. The garden is fully enclosed by a brick wall surround, and double gates at the rear open onto a service road, allowing easy vehicle access in and out.

Garage

5.13 x 4.47

The double garage is equipped with power, lighting, and sockets, making it an ideal space for storage or a workshop. It features a large up-and-over door for vehicle access, as well as a convenient pedestrian access door from the rear garden.

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.

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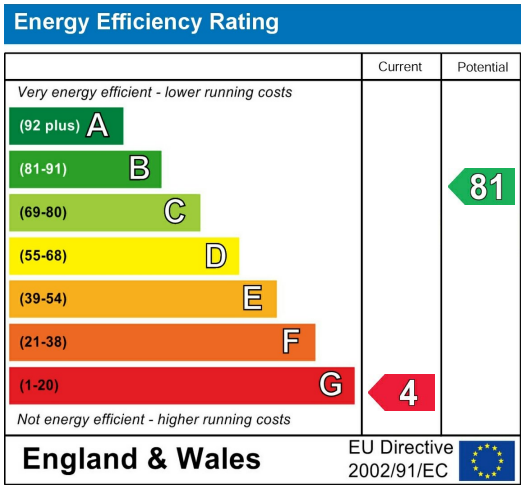
Tenure: Freehold
Council Tax Band: A
EPC Rating: G
Local Authority: East Suffolk Council



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