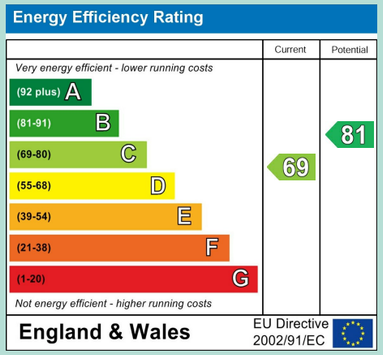
Tenure: Freehold
Council Tax Band: B
EPC Rating: C
Local Authority: East Suffolk Council











Kirkley Run

Lowestoft, NR33 0NJ

- Well presented semi detached home
- 2 double bedrooms
- Open plan kitchen diner
- Off Road parking for multiple vehicles
- Recently fitted windows and doors still under guarantee.
- Gas combi boiler fitted 2023
- Fully enclosed rear garden
- Useful understair and loft storage
- Close to local shops, schools and amenities
- Great transport links nearby.

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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









Location - Lowestoft

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

Obscure UPVC door leads into the entrance hall with laminate flooring, radiator, UPVC double glazed window to the side aspect, stairs leading to the first floor landing and doors lead into the sitting room and kitchen/diner.

Sitting room

3.96 x 3.49 max
UPVC double glazed window to the front aspect, fitted carpet, radiator and fully functioning gas fireplace.

Kitchen/Diner

5.43 x 4.31 max
UPVC double glazed window and door to the rear aspect, laminate flooring, radiator, laminate work surfaces, units above and below with inset composite sink and drainer with mixer tap, double oven, hob, extractor and fridge freezer. With space for a washer/dryer.

Stairs to the first floor landing

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, doors leading to bedrooms and shower room. There is access to the loft which houses the gas combi boiler, fully borded, guarded and lit.

Bedroom 1

4.13 x 2.88
UPVC double glazed bay window to the front aspect, fitted carpet and radiator.

Bedroom 2

2.89 x 2.82 max
UPVC double glazed window to the rear aspect, fitted carpet and radiator.

Shower room

2.44 x 1.51
Obscure UPVC double glazed window to the front aspect, vinyl flooring, part tiled walls, victorian style heated towel rail, toilet, wash basin inset to a vanity unit, walk in mains fed shower with glass surround and both handheld and rainfalls heads.

Outside

Front
To the front of the property, a brick-weave driveway provides parking for multiple vehicles, with panelled fencing and a mature hedge providing access to the rear via the side of the property. A storm porch leads to the entrance door.
Rear
To the rear, the property benefits from an enclosed garden featuring a paved patio area with steps leading down to a brick-weave pathway. The pathway continues towards a timber storage shed with power and a raised decking area. To the side, a well-maintained lawn is bordered by mature planting, shrubs and trees, creating a pleasant and established garden setting. A second timber storage shed is located to the side of the property and benefits from gated access to the front. The garden also has an outside tap and external lighting.

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.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.







