www.paulhubbardonline.com

Kirkley Cliff Road

Suffolk, NR33 0DB

- Stunning seafront location
- Executive family home
- 5 Separate bedrooms
- Off road parking with detached double garage
- Garden room with additional shower room
- Close to local amenities
- Ideal for public transport links
- Moments to award winning beach
- Separate lounge and dining room
- Separate utility room

PAUL HUBBARD

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LOCATION

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to Blue Flag award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, A Bus Station and Train Station which both run regular services to Norwich and surrounding areas. Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

PORCH

1.5 x 1.2

Composite door to front aspect with UPVC double glazed windows surround, solid oak flooring, timber door and window to rear aspect opening into the entrance hall.

ENTRANCE HALL

3.6 x 2.9

UPVC double glazed window to front aspect, carpet flooring, radiator, stairs to first floor landing, doors opening under stairs storage cupboard and dining room.

DINING ROOM

3.6 x 3.4

Timber window and UPVC double glazed window to side aspects, solid oak flooring, x2 radiators, doors opening to sitting room and kitchen.

SITTING ROOM

6.5 x 4.1

UPVC double glazed bay window to front aspect and standard UPVC double glazed window to side aspect, solid oak flooring, x2 radiators, gas fire, internal bi-fold doors opening to the conservatory.

CONSERVATORY

3.3 x 2.9

Aluminium double glazed French doors to rear aspect opening into the garden and windows surround, engineered wood flooring, tall radiator.

KITCHEN

4.2 x 3.0

x2 UPVC double glazed windows to side aspect, tile flooring, radiator, underfloor heating, units above and below, cupboard opening to gas boiler, oak work surfaces, double inset ceramic sink, extractor fan, double electric oven with 6 ring gas hob, space for double fridge/freezer, integrated dishwasher and wine cooler, door opening to rear hall.

REAR HALL

UPVC double glazed window to side aspect with door opening into the garden, tile flooring, radiator, doors opening to WC, utility and study room.

W C

1.9 x 1.0

UPVC double glazed window to side aspect, tile flooring, heated towel rail, toilet, slimline vanity unit with inset wash basin.

UTILITY ROOM

1.9 x 1.6

UPVC double glazed window to side aspect, tile flooring, radiator, units above and below, solid oak work surfaces, ceramic sink with drainer, space for appliances including a washing machine and tumble dryer.

STUDY

3.0 x 1.9

UPVC double glazed window to rear aspect, laminate flooring, radiator.

STAIRS LEADING TO FIRST FLOOR LANDING

x3 UPVC double glazed windows to side aspects, carpet flooring, x2 radiators, doors opening to family bathroom and bedrooms 1-5.

BATHROOM

3.2 x 1.9

UPVC double glazed window to side aspect, tile flooring, tile walls, heated towel rail, toilet, sauna (negotiable) wall mounted hand wash basin, tall storage unit with mirror, p-shape bath with rainfall shower above and handheld attachment.

BEDROOM 1

3.6 x 3.4

UPVC double glazed bay window to front aspect, carpet flooring, radiator, doors opening to built in wardrobes and en-suite.

ENSUITE
3.2 x 1.9
x2 UPVC double glazed windows to rear aspect, tile flooring, tile walls, heated towel rail, vanity unit with inset wash basin and toilet with hidden cistern, Jacuzzi bath, walk in mains fed rainfall shower with handheld attachment within a glass surround, integrated television.

BEDROOM 2
3.2 x 2.9
UPVC double glazed window to side aspect, carpet flooring, radiator.

BEDROOM 3
3.6 x 2.5
UPVC double glazed window to side aspect, laminate flooring, radiator.

BEDROOM 4
2.9 x 2.4
UPVC double glazed window to front aspect, laminate flooring, radiator.

BEDROOM 5
3.0 x 2.1
UPVC double glazed window to side aspect, carpet flooring, radiator.

OUTSIDE
Double Garage - 5.1m x 4.8m
Electric roller door to rear aspect, UPVC double glazed window and door to front aspect, light and power.

Garden Room - 4.2m x 2.3m
A sheltered entertaining area to the front aspect with space for a Jacuzzi (current one negotiable). UPVC double glazed bi-fold doors to side aspect, laminate flooring, power points, sliding door opening to shower room with UPVC double glazed window to rear aspect, laminate flooring, slimline vanity unit with inset wash basin and electric shower enclosed within a glass cubicle.

Front garden
To the front of the property a level timber gate opens to a fully enclosed, tiled pathway and laid lawn garden with shingle border, plant and shrubs, all of which leads up to the main entrance door, timber gate opening to the rear garden and additional timber gate opening to a storage area located to the side aspect.

Rear Garden
A good size patio seating area with raised brick flower beds leads up to a laid lawn garden which provides access to a lean to located at the right hand side of the property, the garden room, double garage and off road parking space at the base of the garden with double timber gates that opening to rear access, all fully enclosed within a timber fence surround.

AGENT NOTE
The sauna located in the family bathroom and Jacuzzi located in the rear garden are negotiable to stay.

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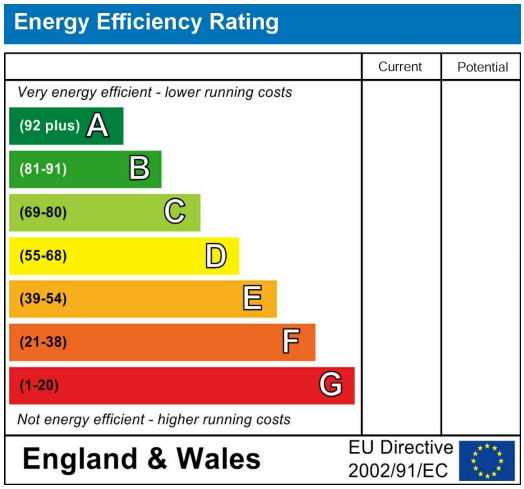
Tenure: Freehold
Council Tax Band: D
EPC Rating:
Local Authority: East Suffolk Council



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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