



5 Kirkstone Way
, Lowestoft, NR32 4UN
£270,000

Icons representing property features: a bed icon, the number 2, a bathtub icon, the number 1, a sofa icon, the number 1, a menu icon, and the letter D.

5 Kirkstone Way, Lowestoft, Suffolk, NR32 4UN

WARNES built detached bungalow considerably improved by the vendor to include a re-fitted kitchen/diner, re-fitted bathroom and a re-built conservatory with a solid roof allowing all year round use. In addition, the bungalow benefits from new fitted carpets and quality floor coverings and is presented in 'ready to move in' condition.

Part glazed door and side window to

ENTRANCE LOBBY

4'0" x 3'6" (1.23 x 1.07)
further glazed door to

ENTRANCE HALL

12'4" x 6'9" max (3.77 x 2.08 max)
with access to roof void, radiator, built-in cloaks cupboard with electric fuse box.

LOUNGE

14'2" x 11'3" (4.34 x 3.43)
double aspect windows with sealed unit double glazing, fitted blinds, radiator, tv point.

KITCHEN/DINER

13'0" x 11'3" (3.97 x 3.44)
fitted in a range of soft cream units, single drainer sink unit, recess and plumbing for automatic washing machine, space for refrigerator, 4 burner gas hob, oven/grill, concealed extractor, radiator, inset ceiling spot lighting, double glazed window, double glazed sliding patio door to conservatory.

CONSERVATORY

11'8" x 7'10" (3.56 x 2.40)
of brick construction with a solid roof allowing all year round use, double glazing, double radiator, door to rear garden.





BEDROOM 1

13'0" x 10'1" (3.97 x 3.08)
double glazed window overlooking the rear garden, radiator, double and single wardrobe cupboards, tv point.

BEDROOM 2

11'5" x 8'9" (3.48 x 2.69)
plus 2 double fitted wardrobe cupboards, built-in airing cupboard, gas combination boiler (fitted 2019) square bay window with double glazing, vertical blinds, radiator.

BATHROOM

6'9" x 5'4" (2.08 x 1.65)
cased bath, hot and cold, shower attachment, vanity wash basin, hot and cold, low level wc, part tiled walls, radiator, opaque double glazed window.

OUTSIDE

To the front, gardens laid to lawn, low level brick retaining walls. To the side, concrete driveway providing ample car standing, external courtesy lighting. To the rear, garage, enclosed private gardens laid to lawn with ornamental shrubs, concrete and paved patio areas, external courtesy lighting.

SINGLE GARAGE

18'9" x 8'2" (5.72 x 2.51)
of brick and tile construction with ample power and light on a fused supply, up and over and personal doors.

COUNCIL TAX BAND

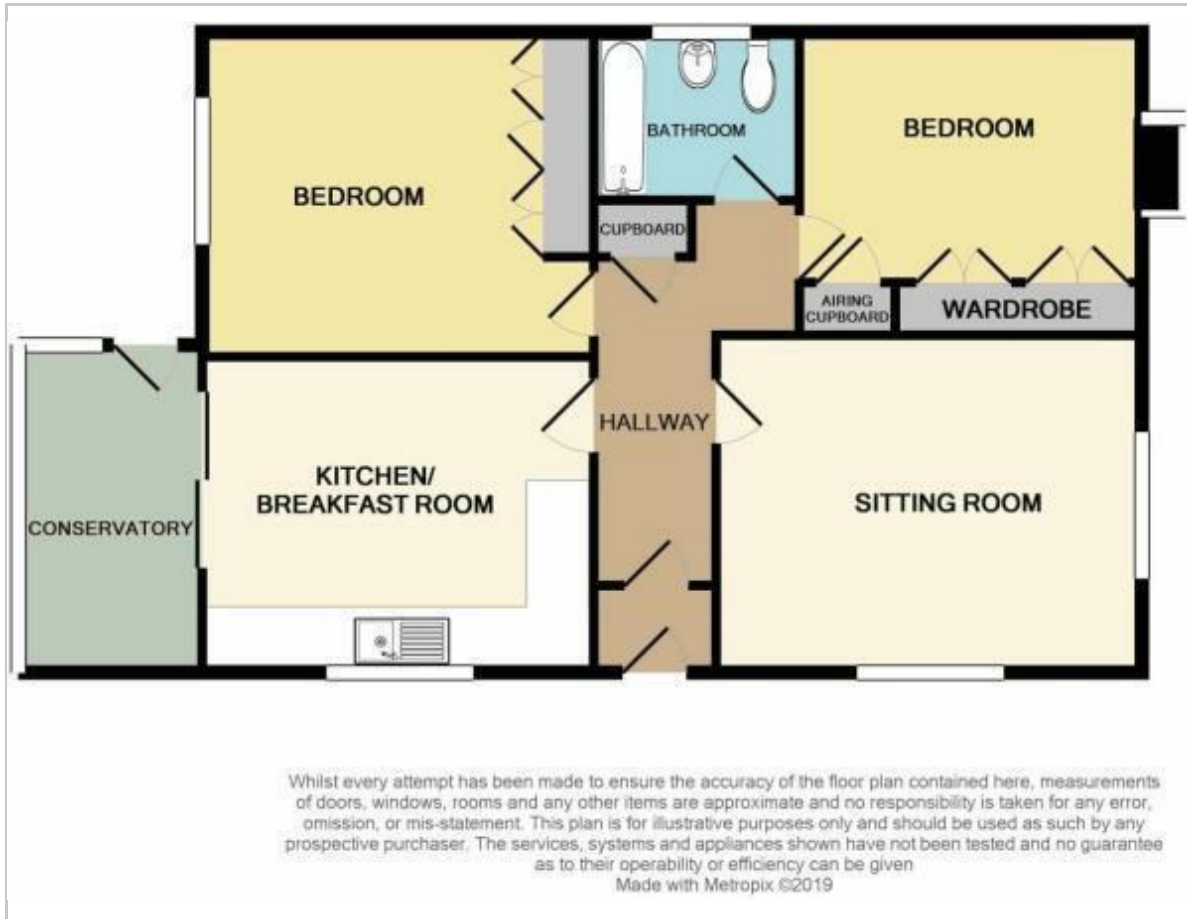
C

ENERGY RATING

D



Floor Plan

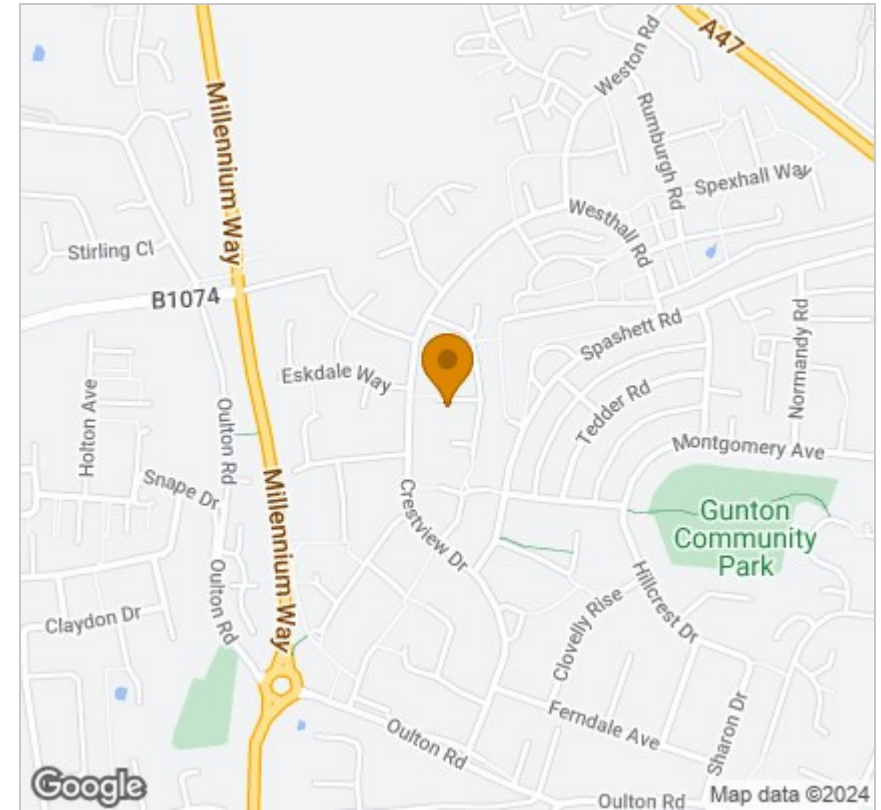


Viewing

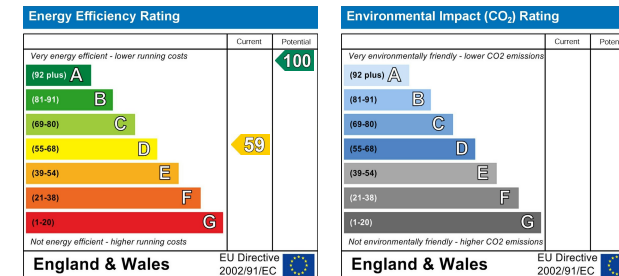
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Area Map



Energy Efficiency Graph



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