

Aldreds
Estate Agents



17 Kirkley Run

Kirkley, Lowestoft, NR33 0NH

Price Guide £225,000



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Price Guide £225,000-£235,000. Aldreds are delighted to offer this 3 bedroomed 1930's semi detached family home situated in this very desirable South Lowestoft location being within walking distance of local amenities and the award winning South Lowestoft beach. This superb family home is presented to an excellent standard throughout with quality fixtures and fittings with spacious versatile accommodation including an entrance hall, lounge, spacious kitchen/diner leading to the open plan garden room. To the first floor there are 3 separate bedrooms and a modern family shower room. Outside to the front there is parking for 2 cars on the front driveway and to the rear there is a vast lawned garden which is approximately south facing with a range of outbuildings including a substantial workshop with power points and lighting. All in all a superb family home which is quite simply ready to move in and an early viewing is advised.

Entrance Hall

Solid timber flooring, galleried staircase leading off to the first floor, radiator, Upvc window, stained glass entrance door, under stair storage cupboard.

Lounge

13'6" x 9'6" (4.13 x 2.90)

Laminate flooring, coved ceiling, Upvc walk in bay window, radiator, power points, T.V point, modern electric living flame fire.

Open Plan Kitchen/Diner

11'5" x 13'6" (3.49 x 4.14)

Ceramic tiled flooring, range of modern fitted kitchen units, extended roll top work surfaces, stainless steel sink with single drainer, gas cooker point, stainless steel extraction cooker hood, tiled splash backs, recess and plumbing for both washing machine and dishwasher, ample space for family size dining table and chairs, coved ceiling and spot lighting. Wide opening leading in to the garden room.

Garden Room

10'1" x 9'10" (3.09 x 3.01)

Laminate flooring, large aspect Upvc windows, double Upvc patio doors leading out to the rear garden. radiator, power points, T.V point, inset spot lighting.





First Floor

Central galleried landing with fitted carpet, power points, 3 bedrooms and the family bathroom leading off. sealed unit double glazed window.

Bedroom 1

13'5" x 9'1" (4.10 x 2.77)

Fitted carpet, coved ceiling, range of fitted wardrobes and drawers, Upvc walk in bay window, power points, radiator.

Bedroom 2

8'6" x 11'5" (2.60 x 3.49)

Fitted carpet, coved ceiling, power points, T.V point, range of fitted wardrobes and over head cupboards, radiator.

Bedroom 3

8'9" x 6'0" (2.67 x 1.83)

Laminate flooring, coved ceiling, Upvc window, radiator, power points.

Family Shower Room

Vinyl flooring, modern shower suite comprising of a double width fully tiled shower cubicle, low level W.C, vanity sink unit, half tiled walls, full length heated towel rail.

Tenure And Services

Freehold

Council Tax Band - B

Mains Gas Electric And Water/Drainage

Outside To The Front

There is a double width driveway providing parking for 2 cars.

Outside To The Rear

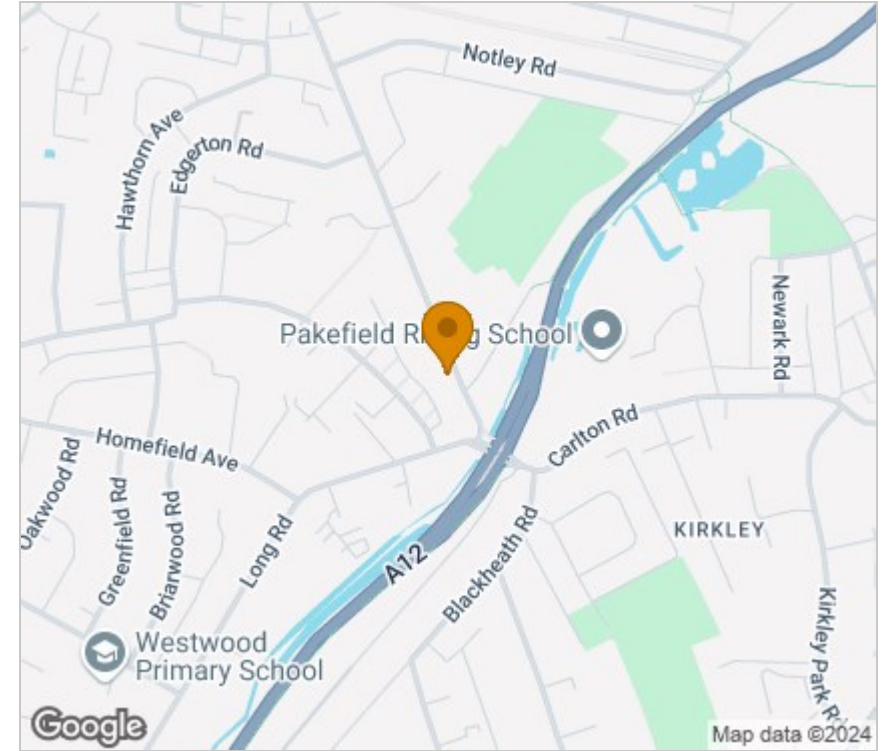
There is a substantial lawned garden with a full range of flower and shrub borders, patio seating area, range of outbuildings including a timber shed and timber workshop with power points and lighting with rear vehicular access.



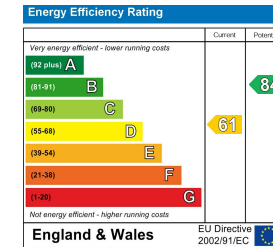
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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