

Aldreds
Estate Agents



5 Kirkstone Way

Lowestoft, NR32 4UN

Offers Over £259,500



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Aldreds are delighted to offer this immaculately presented Warnes built detached bungalow situated in this very desirable cul-de-sac location. The current occupiers really have improved this property with no expense spared including quality fitted karndeian floor coverings, tasteful decorations, recently installed energy efficient boiler and beautifully fitted kitchen and bathroom. The extensive accommodation includes an open plan kitchen/diner which leads out to a garden room with high pitched flat plastered ceiling and benefits include Upvc double glazing and gas fired central heating. Within walking distance there are all local amenities, bus services and doctors surgery. A bungalow which is quite simply in turn key and move in condition and an early viewing is strongly recommended.

Entrance Porch

Karndeian flooring, sealed unit double glazed entrance door.

Wide Entrance Hall

Karndeian flooring, coved ceiling, radiator, full length storage cupboard, power points, telephone point.

Lounge

14'4" x 11'3" (4.39 x 3.43)

Fitted carpet, flat plastered & coved ceiling, power points, double aspect Upvc windows, radiator, T.V point.

Kitchen/Diner

13'2" x 12'2" (4.02 x 3.73)

Karndeian flooring, modern quality fitted kitchen including base and wall units, extended work surfaces, double stainless steel sink with draining board, recess for all white goods including plumbing for washing machine, radiator, power points, flat plastered and coved ceiling with inset spot lighting, ample space for family size dining table and chairs, double sliding doors leading to the garden room.





Garden Room

8'4" x 11'4" (2.55 x 3.47)

Fitted carpet, pitched flat plastered ceiling, large aspect Upvc windows, Upvc door leading out to the rear garden, radiator, power points.

Bedroom 1

12'7" x 10'0" (3.85 x 3.07)

Fitted carpet, coved ceiling, power points, radiator, T.V point, Upvc window, full range of fitted wardrobes.

Bedroom 2

11'5" x 8'9" (3.49 x 2.69)

Fitted carpet, coved ceiling, Upvc bay window, radiator, power points, full length storage cupboard housing the recently installed combination boiler, full range of fitted wardrobes.

Bathroom

Quality fitted bathroom suite comprising of a shower set over a panel bath, vanity sink unit, Low level W.C with enclosed cistern, radiator, Upvc window, vinyl flooring.

Tenure And Freehold

Freehold

Council Tax Band - C

Mains Gas Electric Drains And Water

Outside To The Front

There is a lawned garden enclosed by low level brick walls, long concrete driveway providing ample off road parking leading to a brick build detached pitched roof garage with up and over door, power points and lighting.

Outside To The Rear

There is a fully enclosed south facing lawned garden which has a very private rear and side aspect, range of flower and shrub borders, concrete and patio seating area all enclosed by high brick walls.



Floor Plan



Viewing

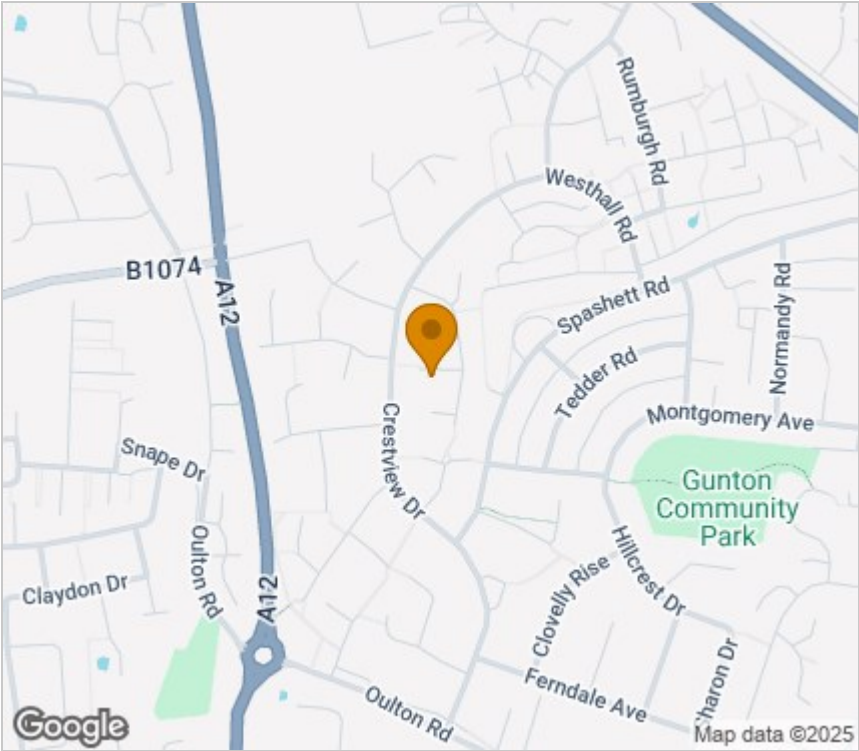
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

