



Aldreds
Estate Agents

61 Kirkley Run

Lowestoft, NR33 0NH

Offers Over £150,000



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Aldreds are delighted to offer this three bedroom house situated in this very desirable South Lowestoft location being within walking distance of Lowestoft amenities and the award winning South Lowestoft beach. The property offers versatile spacious accommodation including a lounge, dining room with a wide opening leading to an open plan kitchen and a ground floor family bathroom. To the first floor there is a small landing and three bedrooms. Outside to the rear of the property there is approximately 100ft of lawned gardens and further to the rear there is a driveway providing ample off road parking. Benefits also include gas central heating, uPVC double glazed windows and newly fitted carpets on the first floor of the property. An outstanding family home presented to a good standard and early viewing is strongly recommended.

Entrance Porch

Ceramic tiled flooring, uPVC window, sealed unit double glazed entrance door.

Lounge

11'4" x 11'2" (3.46 x 3.41)

Laminate flooring, coved ceiling, radiator, uPVC window, power points, tv point, timber fireplace with marble effect inset and hearth with living flame electric fire.

Inner Hallway

Laminate flooring, understairs storage space, power point.

Dining Room

12'1" x 11'1" (3.7 x 3.4)

Laminate flooring, coved ceiling, radiator, power points, uPVC window, wide opening leading to:-

Kitchen

11'3" x 6'6" (3.43 x 2)

Laminate flooring, a range of quality fitted kitchen units, extended timber work surfaces, Butler style ceramic sink, recess for white goods including plumbing for a washing machine, integrated dishwasher, tiled splashbacks, uPVC window, wall mounted boiler, wide opening leading to dining room.

Rear Lobby

Fitted carpet, uPVC door leading to rear garden.





Family Bathroom

Ceramic tiled flooring, quality fitted bathroom suite comprising of a freestanding bath, low level WC, pedestal sink, fully tiled walls, uPVC window, radiator, towel rail.

Landing

Newly fitted carpet, loft access leading to insulated loft space.

Bedroom 1

11'5" x 11'1" (3.5 x 3.4)

Newly fitted carpet, radiator, coved ceiling, power points, uPVC window, tv point, full length walk-in storage/airing cupboard.

Bedroom 2

11'7" x 11'1" (3.54 x 3.4)

Newly fitted carpet, coved ceiling, radiator, original cast iron fireplace, power points, uPVC window, door leading to:-

Bedroom 3

10'5" x 6'7" (3.2 x 2.03)

Newly fitted carpet, coved ceiling, uPVC window, radiator, power points, tv point.

Outside

To the front of the property there is an enclosed front garden laid to ornamental stone, enclosed by timber picket fencing. Outside to the rear there is a large 96ft (approx) lawned garden, range of flower and shrub borders, timber and felt garden shed, further to the rear there is a driveway providing parking for a variety of vehicles, garden is all enclosed by high fencing.



Floor Plan

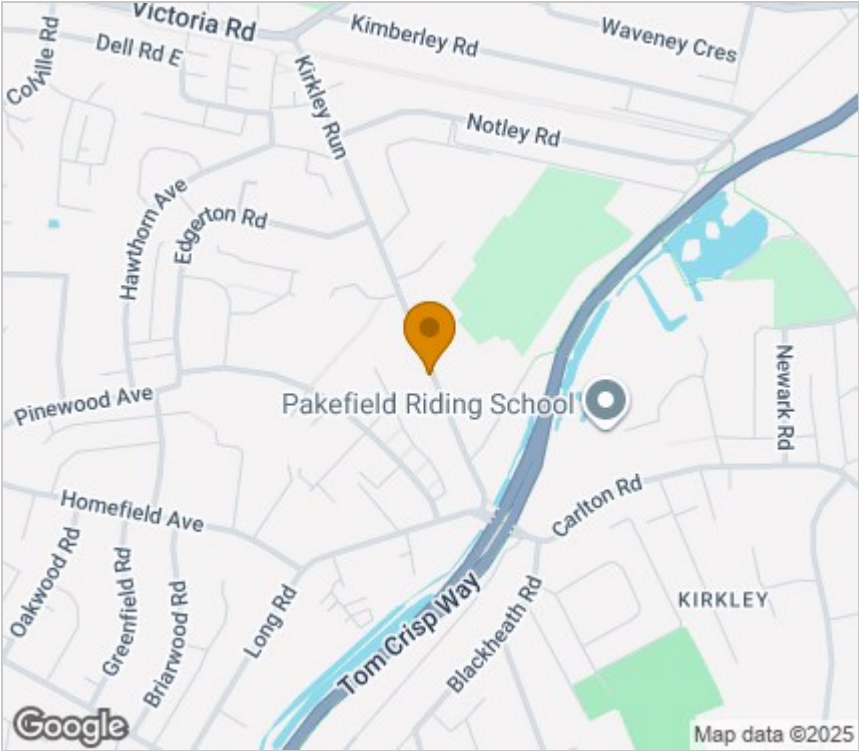


Viewing

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

