



ESTATE AGENTS

online | exclusive | lets

Lowestoft 01502 733399

Gorleston 01493 658854

**£280,000**



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

## 71c Kirkley Run Lowestoft, NR33 0NH

- CONTEMPORARY END TOWNHOUSE
- FOUR BEDROOMS
- 1,282 SQ FT OF LIVING
- PRIVATE GARDEN TO REAR
- ENERGY EFFICIENT
- SET OVER THREE STOREYS
- MODERN & CONTEMPORARY DESIGN
- 3 ALLOCATED PARKING SPACES
- MANY HIGH SPEC FEATURES
- AWARD WINNING DESIGN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### **Open Plan Living Kitchen Dining Experience** 33' 1" x 13' 0" (10.08m x 3.96m)

Open plan living area. Double glazed windows to front and side. Patio doors to rear garden. Fitted with a range of wall and base units and grey concrete effect work surfaces. Sink, induction hob, fan assisted oven with extractor above, integrated dishwasher, integrated fridge freezer. TV point. Dedicated spaces and plumbing for washing machine and tumble drier. Oak effect laminate flooring and underfloor heating. Downlights.

#### **Cloakroom WC** 5' 1" x 2' 11" (1.54m x .90m)

Back to wall WC and wash hand basin. Oak effect laminate flooring. Downlight.

### FIRST FLOOR

#### **Landing**

Storage cupboard with master BT point, power points and TV cables.

#### **Bedroom 3** 13' 0" x 10' 10" (3.96m x 3.30m) narrowing to 2.40m

Double glazed windows to front, radiator, TV point and downlights.

#### **Family Bathroom** 8' 6" x 6' 7" (2.58m x 2.01m)

Bath with mains shower over, back to wall WC and semi recessed hand basin. Built in storage units above with integrated downlights. Fitted mirror, heated towel rail, ceiling downlights and vinyl flooring. Vaulted ceiling.

#### **Bedroom 2** 13' 0" x 12' 3" (3.96m x 3.74m) narrowing to 2.50m

Double glazed windows to rear, radiator, TV point and downlights.

### SECOND FLOOR

#### **Landing**

Airing cupboard housing the Combi boiler. Also cupboard housing Nuaire mechanical ventilation and heat recovery unit.

#### **Master Bedroom** 13' 0" x 12' 3" (3.96m x 3.74m)

Double glazed windows to rear, radiator, TV point. Pendant light. Vaulted ceiling.

#### **Shower Room** 8' 6" x 6' 8" (2.59m x 2.02m) max

Double glazed window to side. Large shower cubicle, back to wall WC and semi recessed hand basin. Built in storage units above with integrated downlights. Fitted mirror, heated towel rail, downlights and vinyl flooring. Vaulted ceiling.

#### **Bedroom 4** 13' 0" x 10' 10" (3.96m x 3.30m) narrowing to 2.40m

Double glazed windows to front, radiator, TV point. Pendant light. Vaulted ceiling.

### OUTSIDE

Large rear garden leading to allocated parking. Patio area with gabion retaining wall, outside tap, security lighting and garden shed with cabling for power. Lawn and path to the front.

### SPECIFICATION

- 21st century end terrace townhouse
- Built by local developer in 2019
- 1282 square feet / 119.12 square metres
- Built to high specification • Floor to ceiling internal doors throughout
- Aluminium Danish tilt and turn windows and external doors
- Oak laminate flooring and underfloor heating to ground floor
- Second floor vaulted ceilings
- Gas central heating • Mechanical ventilation and heat recovery
- Fully fitted kitchen - Clerkenwell gloss dove grey handle less
- 4 bedrooms
- 2 bathrooms
- Open plan living
- Downstairs WC
- 3 allocated parking spaces



### SUMMARY

This designer end of three terrace was constructed in 2019 by local developer on2 Limited. No expense has been spared on the build quality and sourcing of state of art materials. The 21st Century design has jointly won the local awards with many exciting contemporary features.

You will just love living in this open-plan cutting edge property, for your own personal viewing, simply call us on the number on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# 21st CENTURY AWARD WINNING END TOWN HOUSE - MODERN CONTEMPORARY DESIGN SET OVER 3 FLOORS complete with HIGH QUALITY FEATURES

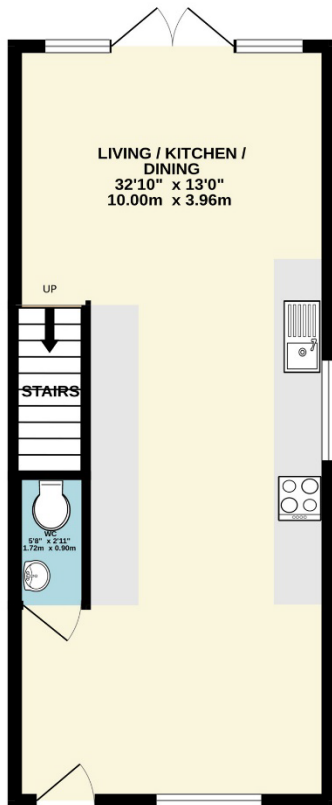
Be the envy of your friends enjoy living in a home of the future. Constructed by a local developer in 2019 who has sourced the finest quality features to create this stunning Townhouse which was jointly won the East Suffolk Council 'Quality of Place' award recognising the best in design and conservation in Suffolk Coastal. The awards are a celebration of the effort being made by people across Suffolk Coastal to add to the quality of our environment by creating high quality designs in the build and environment.

## LANDMARK BUILDING in LOWESTOFT

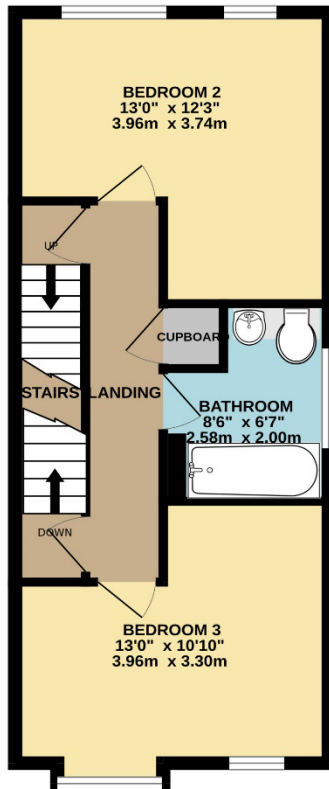
### LOCATION AND AMENITIES

This State-of-Art property is situated on Kirkley Run in South Lowestoft. Convenient for a range of local amenities and not far from the A12 making the towns of Beccles and Ipswich easily accessible. Good schools, public transport and the beautiful sandy beach are also convenient, and the stunning Suffolk countryside is right on your doorstep. The area boasts a thriving community complete with shops, Nicholas Everitts Park that hosts leisure facilities and events, a Museum and public houses.

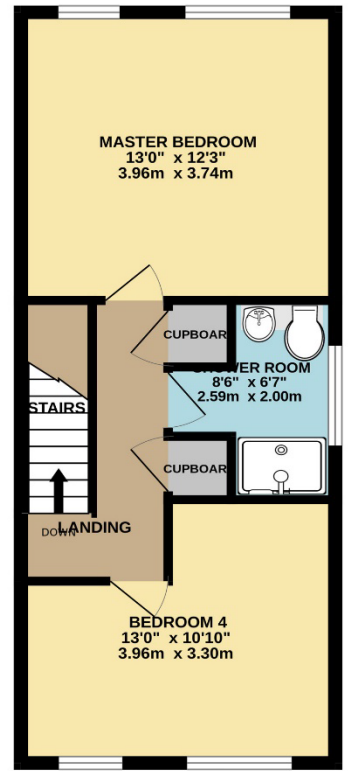
GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



71C KIRKLEY RUN, LOWESTOFT

TOTAL FLOOR AREA: 1277 sq.ft. (118.7 sq.m.) approx.

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.  
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.