



Kirkley Street, South Lowestoft, Suffolk, NR33 0LU

Guide Price £200,000 - £210,000

- DECEPTIVELY SPACIOUS
- 2 RECEPTIONS
- NEW uPVC DOUBLE GLAZING
- BEAUTIFULLY PRESENTED
- EXTENDED KITCHEN
- GAS CENTRAL HEATING
- 2 DOUBLE BEDROOMS
- 2 SHOWER ROOMS
- LOW MAINTENANCE REAR GARDEN

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BEAUTIFULLY presented period property provides a READY MADE HOME; simply MOVE IN & UNPACK...

Set in Kirkley just South of Lowestoft, close to EVERY AMENITY with shops, eateries, doctors surgery, good schooling & NOT forgetting one of the East Coast's FINEST BEACHES.

Offered FOR SALE in EXCELLENT order throughout the property BOASTS brand NEW uPVC double glazed windows, gas central heating, 2 SHOWER ROOMS & an unexpected SPACIOUS kitchen... VIEWING is ESSENTIAL to appreciate...

FRONT ROOM

3.57m x 3.37 > 4.15m (11'8" x 11'0" > 13'7")

Welcoming you to come in and relax; overlooking the front of the home through the new uPVC double glazed bay window. Radiator, TV / power points and a beautiful exposed brick chimney breast with cast iron multi-fuel burner. Overhead cupboard houses the consumer unit / meters; opening into the...

INNER HALLWAY

Stairs to the first floor and opening into the...

DINING ROOM

3.62m x 3.49m (11'10" x 11'5")

Lending itself to be the dining room and offering a good size second reception; wooden flooring, radiator, power points and a decorative cast iron feature fireplace with wooden surround. Under stair cupboard gives storage and houses the gas meter. Opening into the...

KITCHEN

4.01m x 3.50m (13'1" x 11'5")

Unexpected and spacious kitchen has ample wall and base units with worktop, inset sink / drainer and integral appliances including oven, induction hob with extractor fan over and space / plumbing for your chosen appliances. Laminate flooring, uPVC double glazed window, skylight and power points. Door out to the rear garden and a built-in cupboard houses the gas central heating / domestic hot water combination boiler.

SHOWER ROOM

2.26m x 1.80m (7'4" x 5'10")

White suite comprises a vanity unit with inset basin, WC and an oversize double walk-in cubicle with mains shower. Tiled flooring, opaque uPVC double glazed window, heated towel rail and extractor.

FIRST FLOOR

Carpeted stairs up to the first floor and doors to bedrooms 1 & 2. Original loft access in situ.

BEDROOM 1

3.54m x 3.31m (11'7" x 10'10")

Double bedroom at the front of the home; fitted carpet, uPVC double glazed window, radiator, TV, / power points and loft access with ladder - insulated and partially boarded. Over stairs cupboard gives storage.

BEDROOM 2

3.63m x 3.49m (11'10" x 11'5")

Another double bedroom however with the exclusivity of having it's own ensuite; fitted carpet, uPVC double glazed window, radiator and TV / power points.

ENSUITE

2.26m x 1.85m (7'4" x 6'0")

Perfect setting to start and end the day; white suite comprises a vanity unit with inset basin and courtesy mirror, WC and a double walk-in cubicle with mains shower. LVT flooring, opaque uPVC double glazed window and heated towel rail.

OUTSIDE

Enclosed low maintenance garden with Sandstone paving and a raised decking area. Outside lighting, water tap and a Summer house with power and double gates to the rear service road.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC RATING - C

