

£230,000
Asking Price



Rectory Road Kirkley, NR33 0ED

- Gorgeous family home
- 3 separate bedrooms
- Period features
- Extremely well maintained by the current owner
- Tasteful decor throughout
- Gas central heating
- Sash bay windows
- South facing rear garden
- Walking distance to an award winning beach
- Close to local amenities & shops

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Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.



Entrance hall

Composite door to the front aspect, refinished floorboards, radiator, under stair storage cupboard, decorative archway, doors opening to the sitting room, dining room & kitchen and stairs leading to the first floor landing.



Sitting room

3.97 into bay x 3.28 max

Refinished floorboards, UPVC double glazed sash bay windows to the front aspect, radiator, ceiling rose and a fireplace.

Dining room

3.65 x 2.71

Refinished floorboards, ceiling rose, pictures rails, radiator and UPVC double glazed window to the rear aspect.





Kitchen

4.30 x 2.49

Tile flooring, UPVC double glazed window to the side aspect, down lights, vertical radiator, units above & below, oak work surfaces, undermount stainless steel sink & drainer with mixer tap, cupboard housing the gas combi boiler, built-in stainless steel extractor hood, spaces for a range master style oven, washing machine, dishwasher & fridge freezer and a door opens to the rear lobby.



Rear lobby

Tile flooring, storage cupboard and doors opening to the cloakroom & rear garden.

Cloakroom

2.47 x 1.62

Tile flooring, part tiled walls, UPVC double glazed obscure window to the rear aspect, down lights, radiator, extractor fan, toilet and a pedestal wash basin with a mixer tap.



Stairs lead up to the first floor landing

Fitted carpet, radiator, loft access, storage cupboard and doors opening to bedrooms 1-3 and the shower room.

Bedroom 1

4.26 x 3.99 into bay

A generously- sized master suite comprising; Fitted carpet, UPVC double glazed sash bay windows to the front aspect and a radiator.

Bedroom 2

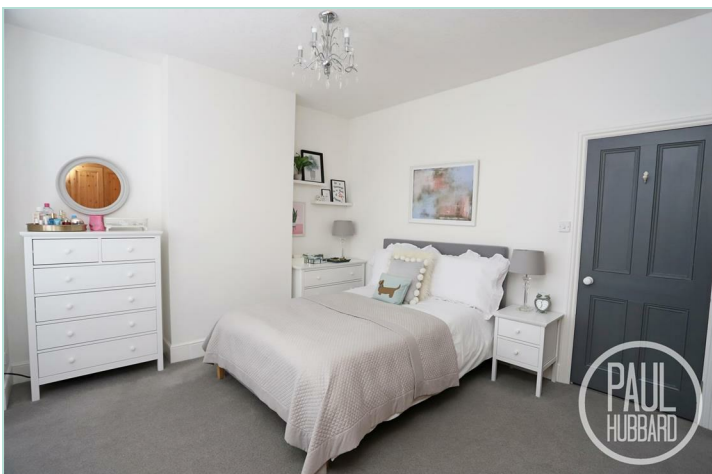
3.62 x 2.71

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.30 x 2.51

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.







Shower room

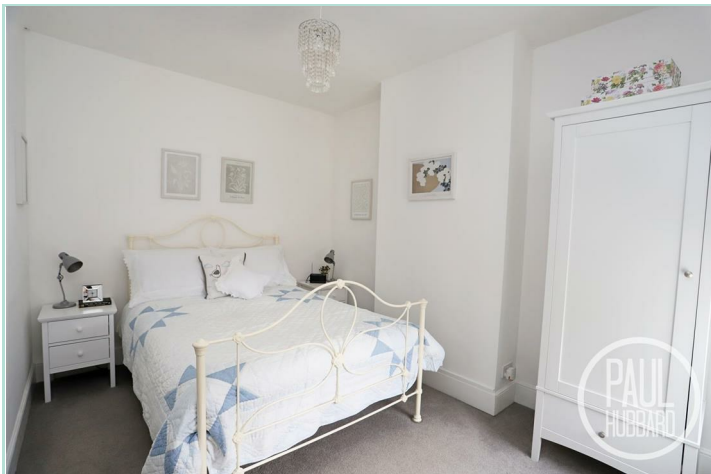
2.04 x 1.49

Tile flooring, part tiled walls, UPVC double glazed obscure window to the side aspect, down lights, heated towel rail, extractor fan, suite comprises a toilet, a pedestal wash basin with a mixer tap and a mains fed shower with both hand held & rainfall heads set into a cubicle enclosure.

Outside

A fully enclosed garden set within a brick wall surround, leads to the storm porch which shelters the main entrance door.

A mature south facing shingle garden, bordered with plants & shrubs features outdoor lighting & a tap, x2 timber storage sheds & gated access at the rear, leading to a pedestrian walkway. The garden is fully enclosed by a panel fence and brick wall surround.

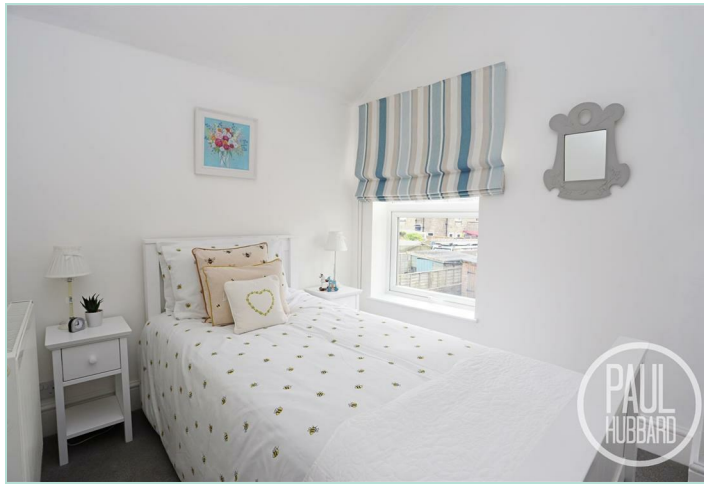


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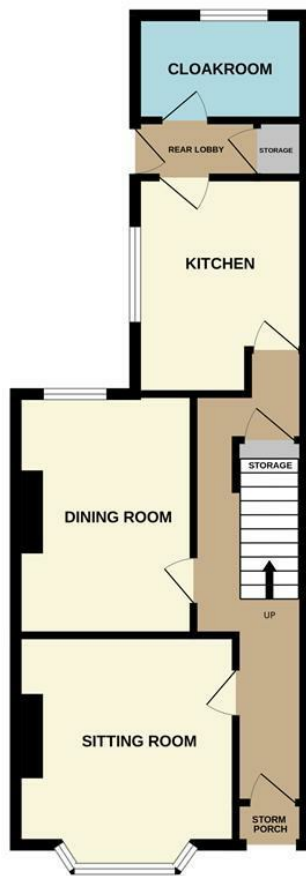




Tenure: Freehold
 Council Tax Band: B
 EPC Rating: C
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



RECTORY ROAD, CARLTON COLVILLE, NR33 0ED

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.
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