

£220,000  
Offers In Excess Of



## Kirkley Gardens

Suffolk, NR33 7LT

- Well presented semi detached family home
- 3 double bedrooms
- Space for off road parking or a garage at the rear (STP)
- Chain free
- Gas central heating
- Modern shower room
- Spacious reception rooms
- South west oriented rear garden
- Close to local amenities & shops
- Perfect for customisation





## 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

UPVC door to the front aspect, fitted carpet, stairs leading to the first floor landing, radiator, under stairs cupboard and doors opening to the sitting room, kitchen & shower room.



## Sitting Room

5.17 x 3.31

Fitted carpet, radiator, electric fireplace, UPVC double glazed window to the front aspect and French doors opening to the conservatory.





### Kitchen/ diner

3.74 max x 3.55 max

X2 UPVC double glazed windows to the rear aspect, vinyl flooring, units above & below, laminate work surfaces, tile splash backs, down lights, radiator, inset stainless steel sink & drainer with mixer tap, spaces for a fridge, freezer, oven, dishwasher & washing machine, space for a table & chairs if desired and a door opens to the rear garden.



### Shower room

2.24 x 1.70

Contemporary suite comprising; laminate flooring, UPVC double glazed obscure window to the side aspect, tiled walls, extractor fan, heated towel rail, a walk-in shower area with glass screen, wash basin with a mixer tap & a closed closet 'smart' WC (with remote control) set into a vanity unit.



### Stairs leading to the first floor landing

Fitted carpet, UPVC double glazed window to the side aspect, loft access, radiator and doors opening to bedrooms 1-3.

### Bedroom 1

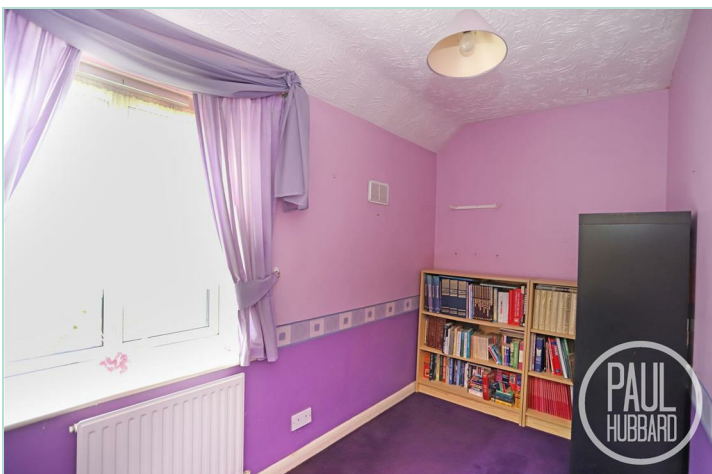
4.20 x 3.34

Fitted carpet, radiator, UPVC double glazed window to the rear aspect and cupboard housing the gas-fired boiler.

### Bedroom 2

3.34 x 2.92

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





### Bedroom 3

3.33 x 1.73

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

### Outside

The property features a large, enclosed front garden with steps leading to a well-maintained lawn, bordered by shrubs and flowers. At the side gated access is provided to the rear.


The south-west facing rear garden, accessible via steps from either the kitchen/diner or conservatory. This garden includes a laid lawn bordered by plants and shrubs, an outdoor tap and two timber storage sheds. Additionally, there is a paved area with double gates opening onto a rear service road, offering potential for conversion into off-road parking or a garage (subject to planning). The entire garden is fully enclosed by a panel fence surround.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and

relocators. Call or email in today to arrange your free, no obligation quote.

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

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

GROUND FLOOR



1ST FLOOR



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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