

£155,000
Offers Over



Lorne Park Road Kirkley, NR33 0RD

- ** CHAIN FREE**
- South west facing rear garden
- 2 separate reception rooms
- Ground floor bathroom + first floor WC
- 2 double bedrooms
- Dressing room/ easy to convert 3rd bedroom
- Moments from award winning beach
- Gas fired central heating
- UPVC double glazing throughout
- Conveniently located for local shops & amenities





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 entrance door to the front aspect, vinyl flooring leading to laminate flooring, consumer unit, radiator, a door opens into the sitting room, stairs lead up to the first floor landing and an opening leads through to the dining room.

Sitting Room

4.07 x 3.21

Laminate flooring, UPVC double glazed bay window to the front aspect, radiator and an open fireplace.

Dining Room

4.22 x 3.18

Laminate flooring, UPVC double glazed window to the rear aspect, radiator, under-stair storage cupboard and a door opens into the kitchen.

Kitchen

4.38 x 2.11

Tile flooring, UPVC double glazed window to the side aspect, units above & below, laminate work surfaces, tile splash backs, built-in oven, ceramic hob, stainless steel extractor hood, inset stainless steel sink & drainer with mixer tap, spaces for a fridge-freezer, washing machine, tumble dryer and doors opening to the bathroom & out to the rear garden.

Bathroom

2.20 x 1.89

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, extractor fan, tile splash backs, suite comprises a toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap and a hand-held shower attachment.

Stairs leading up to the first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1 & 2.

Bedroom 1

4.26 x 3.28

Fitted carpet, UPVC double glazed window to the front aspect, radiator, period fireplace and a built-in storage cupboard.

Bedroom 2

4.25 x 3.30

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, period fireplace and a door opens into the dressing room.



Dressing Room/ Bedroom 3

4.37 x 2.12

Easily could be converted to a third bedroom by removing toilet. Currently utilised as a dressing room. Comprises fitted carpet, UPVC double glazed window to the side aspect, radiator, toilet and a pedestal wash basin with hot & cold taps.

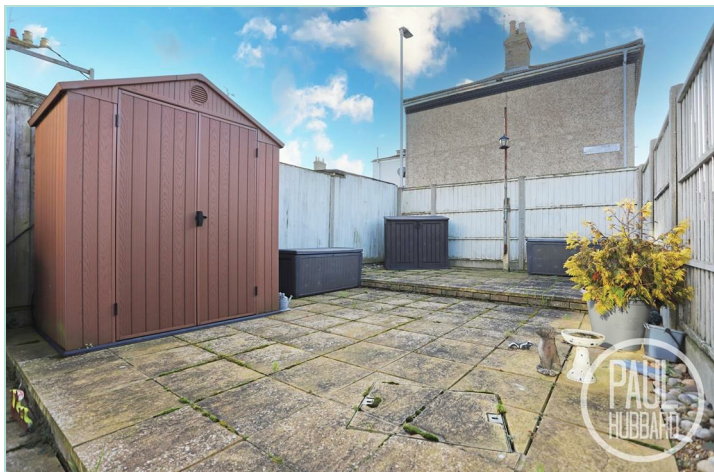
Outside

The front features decorative iron fencing and a gate that opens to a paved front garden, providing access to the main entrance door.

The south-west facing rear garden is designed for low maintenance, with a patio area, shingle borders, a storage shed, outdoor tap, and lighting. It is fully enclosed by a panel fence surround, with gated access to the side for convenience.

Financial services

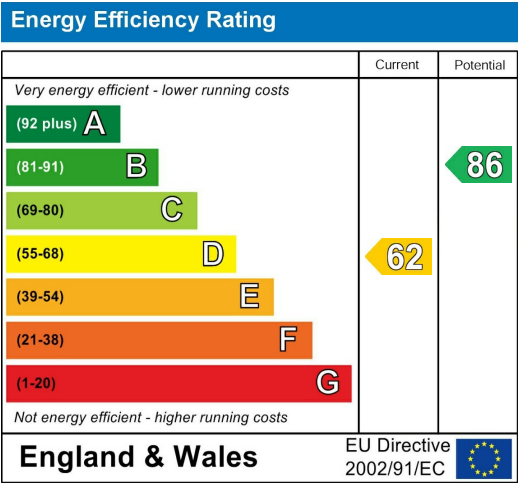
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Tenure: Freehold
 Council Tax Band: TBC
 EPC Rating: D
 Local Authority: East Suffolk Council



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