



Maison Du Bluedawn, 8 Harold Road, Kirkley, Suffolk, NR33 0EF

This ideal three-bedroom mid-terrace home is perfectly located in a vibrant English coastal town, just a short walk from award-winning sandy beaches and scenic Victorian seafront gardens. Offering spacious living areas, ample storage, and gas central heating, this property provides a comfortable and functional living space. The addition of solar panels enhances energy efficiency, helping to reduce utility costs. The low-maintenance rear courtyard garden provides a private outdoor space, while excellent transport links make commuting easy. Situated close to local shops, schools, and amenities, this home is an excellent choice for first-time buyers or investors looking for a well-connected seaside retreat.

£200,000

- Ideal first time buy
- Mid-terrace house
- Three well-proportioned bedrooms
- Ample storage throughout
- Gas central heating
- Low-maintenance rear courtyard garden
- Just a short stroll to the beach and local parks
- Spacious open-plan sitting/dining area
- 7 solar panels with 5KW batteries
- Close to local shops, schools, and amenities

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	90
(69-80) C		
(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	