

£260,000  
Asking Price



## Cleveland Road

Kirkley, NR33 0BN

- Victorian bay fronted family home
- 6 bedrooms
- Set over 3 floors
- Open-plan kitchen/ diner
- 3 reception rooms
- Gas central heating with combi boiler
- Moments from award winning beach
- Close to local amenities, shops & schools
- Full enclosed rear courtyard
- Period features throughout

**PAUL  
HUBBARD**



### 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

Entrance door and window to the front aspect, laminate flooring throughout, cupboard housing electrics, a radiator, stairs leading to the first floor landing and doors opening to the sitting room, reception room, dining room and storage cupboards.

### Sitting Room

4.54m to bay x 4.34m

UPVC double glazed bay window to the front aspect, laminate flooring throughout, a radiator and a feature fireplace.

### Reception Room

3.93m x 3.80m

UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and a door opening to the bathroom.

### Bathroom

1.99m x 1.81m

Vinyl tiled flooring throughout, part tiled walls, toilet, pedestal wash basin, bath with overhead shower and a radiator.



### Dining Room

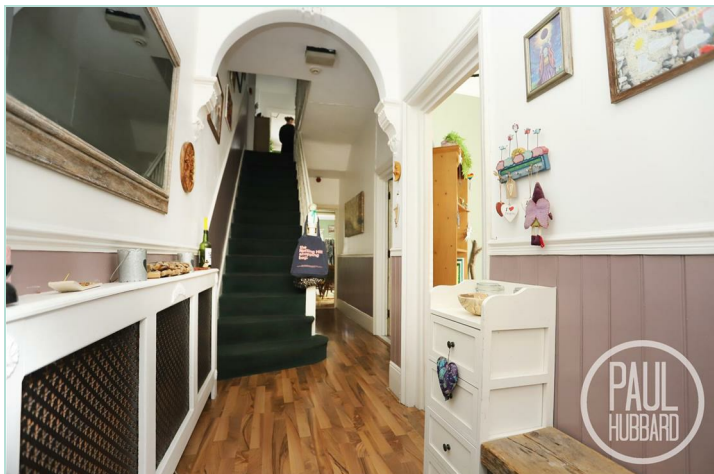
3.95m x 3.63m max

UPVC double glazed window to the side aspect, laminate flooring throughout, feature fireplace, storage cupboards, a radiator, space for a fridge/ freezer and an opening leads through to the kitchen.

### Kitchen

3.61m x 2.20m

UPVC double glazed window to the side and rear aspects, vinyl flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven, hob and extractor fan, spaces for a washing machine and tumble dryer and a door opening to the rear garden.



### Stairs leading to the First Floor Landing

Carpet flooring throughout, a radiator and doors opening to the shower room, cloakroom, storage cupboard, bedrooms & the second floor landing.

### Bedroom 5

3.66m x 3.52m

UPVC double glazed window to the rear aspect, original wood flooring throughout, a radiator and a feature fireplace.





### Shower Room

2.37m x 1.64m

UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, toilet, shower within an enclosed glass cubicle and a radiator.

### Cloakroom

1.70m x 0.91m

UPVC double glazed obscure window to the side aspect, laminate flooring throughout and a toilet.

### Bedroom 1

4.62m x 3.57m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Bedroom 2

3.85m x 3.81m

UPVC double glazed window to the rear aspect, carpet flooring throughout, a feature fireplace, wall mounted hand wash basin and a radiator.

### Bedroom 6

2.80m x 1.83m

UPVC double glazed window to the front aspect, carpet flooring throughout and a radiator.

### Stairs leading to the Second Floor Landing

Carpet flooring throughout, sky light and doors opening to bedrooms 3 and 4.

### Bedroom 3

5.86m x 2.96m

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

### Bedroom 4

3.95m x 3.04m

UPVC double glazed window to the front aspect and laminate flooring throughout.

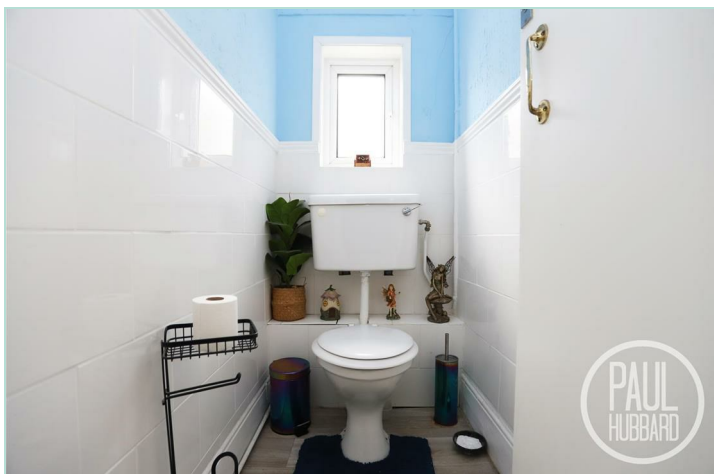
### Outside

A wrought iron gate opens onto a neatly paved frontage with attractive raised planters. A pathway leads to a storm porch, providing shelter to the front entrance.

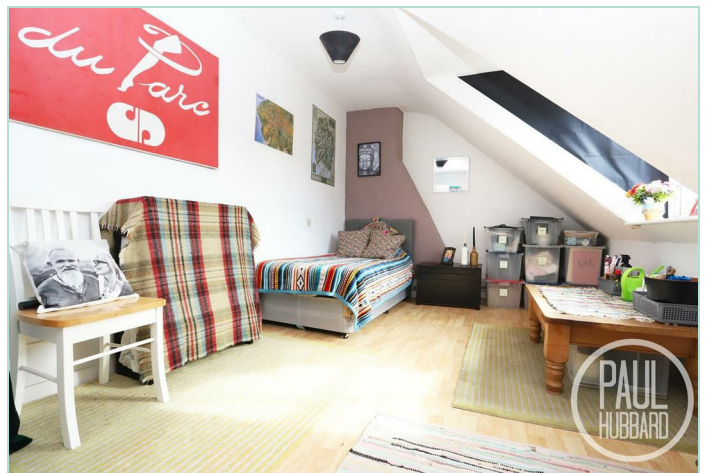
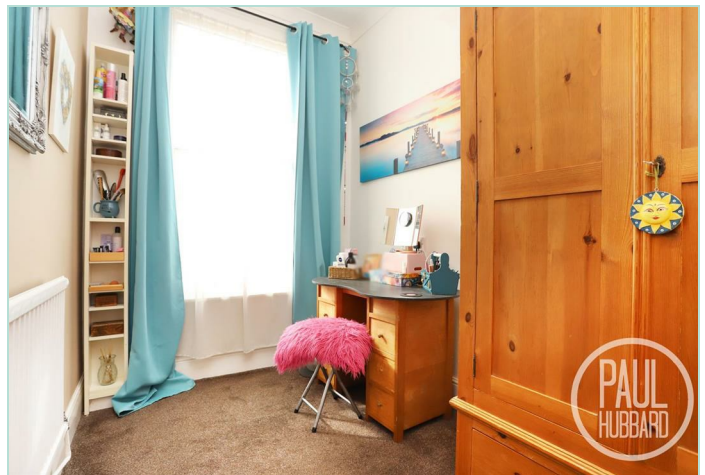
The low-maintenance, paved courtyard garden offers a private space for seating and relaxation. It includes an outdoor tap, a useful brick-built garden store, and is fully enclosed by a brick wall surround with gated access to the rear.

### Financial services

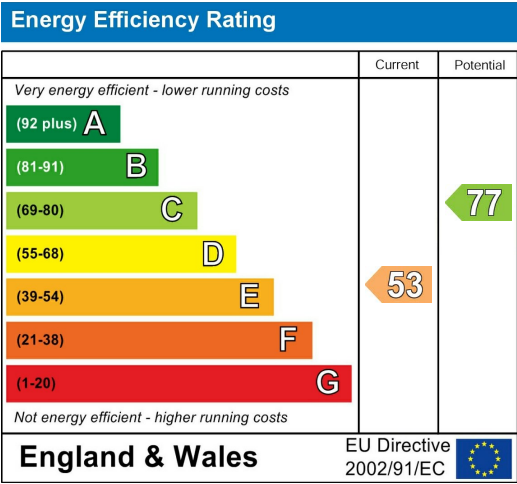
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Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating: E  
 Local Authority: East Suffolk Council



GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.8 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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