

£170,000
Guide Price



Birds Lane Lowestoft, NR33 0NP

- Semi detached bungalow, situated within a cul-de-sac
- Chain free
- Nestled in the heart of Kirkley
- 2 Separate bedrooms
- A sizeable loft space with a Velux window
- Driveway with off road parking
- Close to local amenities, shops & schools
- South East facing garden
- Sizeable kitchen/diner
- Considerable sized conservatory room

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.



Summary

Situated in a cul-de-sac in the heart of Kirkley, this chain free, two-bedroom semi-detached bungalow is conveniently located close to local amenities. The property benefits from gas central heating, a driveway providing off-road parking, and a south-east facing rear garden. Internally, the accommodation includes a comfortable sitting room, a shower room, two separate bedrooms, and a sizeable kitchen/diner which opens into a good-sized conservatory overlooking the garden. Outside, the rear garden offers patio seating, mature trees, and additional storage, making it a pleasant and practical outdoor space.



Entrance hall

UPVC double glazed entrance door to the front aspect, laminate flooring throughout, a radiator, loft hatch, dado rail and doors opening to the sitting room, shower room, bedrooms 1-2 and the kitchen/diner.

Sitting room

4.10m into bay x 3.05m

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



Shower room

2.12m x 1.34m

UPVC double glazed window to the side aspect, tile flooring and walls throughout, a toilet, heated towel rail, a radiator, slimline corner vanity unit with inset hand wash basin and mains fed shower enclosed within a glass cubicle.



Bedroom 1

3.67m x 3.05m into wardrobe
UPVC double glazed window to the rear aspect, laminate flooring throughout, a radiator and doors opening to built in wardrobes and built in drawers.

Bedroom 2

2.92m x 2.15m
UPVC double glazed window to the front aspect, laminate flooring throughout and a radiator.

Kitchen/Diner

5.66m max x 4.00m max
UPVC double glazed windows to the side and rear aspects with timber stable door opening into the conservatory, laminate flooring throughout, a radiator, Velux window, a selection of units above and below with laminate work surfaces and tile splash back, wall mounted gas boiler, stainless steel extractor fan with freestanding oven and grill below with 4 ring gas hob, a ceramic sink with drainer and mixer tap, and space for appliances, including a washing machine, fridge freezer and tumble dryer.

Conservatory

4.28m x 2.96m
UPVC double glaze French doors to the rear aspect opening into the garden and window surround, tile flooring throughout and x2 radiators.

Outside

To the front of the property, a concrete driveway provides off-road parking and leads to a storm porch and gated side access to the rear garden.

To the rear, there is a patio seating area with a timber garden shed and additional storage, with steps leading down to a south-east facing garden featuring mature trees, a patio pathway, a greenhouse, and a further timber garden shed/summerhouse.

Loft Room

4.45m x 2.09m
A fully bordered loft space with Velux window to the rear, carpet flooring throughout and x2 radiators.

Financial Services

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.





PAUL
HUBBARD



PAUL
HUBBARD



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

GROUND FLOOR
 714 sq ft. (66.3 sq.m.) approx.

LOFT LEVEL
 140 sq ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of these floor plans, 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.

Made with Metropix ©2002

Paul Hubbard Estate Agents
 178-180 London Road South
 Lowestoft
 Suffolk
 NR33 0BB

Contact Us
www.paulhubbardonline.com
 01502 531218
info@paulhubbardonline.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements