

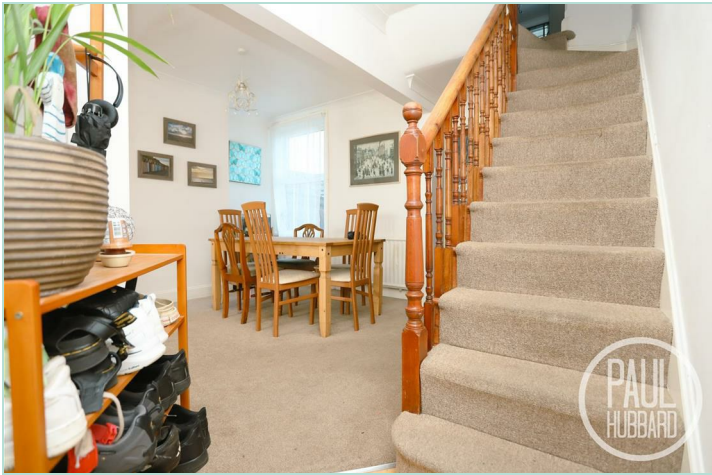
£180,000
Asking Price



St. Leonard's Road Kirkley, NR33 0EL

- Bay-fronted family home
- 3 separate bedrooms
- Open-plan lounge diner - heart of the home
- Spacious kitchen/ breakfast room
- Period features
- West facing rear garden
- Ground floor bathroom plus first floor cloakroom
- Walking distance to award winning sandy beach
- Close to local amenities, shops & schools
- Nearby great transport links

**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.

Porch Entrance

Timber entrance door to the front aspect, fitted doormat carpet, consumer unit and a door opens to the Hallway, which is open to the lounge/ diner.

Hallway, through to Lounge/ Diner

7.80 max into bay x 3.58 max

Laminate flooring leading to fitted carpet, UPVC double glazed bay window to the front aspect, period fireplace, radiator, open to the dining room with UPVC double glazed window to the rear aspect, radiator, stairs leading to the first floor landing and a door opens to the kitchen/ breakfast room.

Kitchen/ Breakfast Room

3.88 max x 3.04 max

Tile flooring, dual aspect UPVC double glazed window, units above & below, oak work surfaces, tile splash backs, inset ceramic sink & mixer tap, built-in double oven, gas hob, extractor hood, storage cupboard with double doors, gas boiler and a door opens to the rear lobby.



Rear Lobby

Laminate flooring and doors opening to the bathroom and lean to.

Bathroom

1.97 x 1.67

Laminate flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a hand-held shower attachment and an extractor fan.

Lean To

3.08 x 1.17

The perfect space for storage or seating, leading out to the rear garden.



Stairs leading to the First Floor Landing

A split level landing with fitted carpet, x2 built-in storage cupboards (housing the water cylinder), loft access and doors opening to bedrooms 1-3 & the cloakroom.

Bedroom 1

4.53 max into bay x 4.61 max

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

Bedroom 2

3.35 x 2.73

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





Bedroom 3

3.01 x 2.74

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

Cloakroom

1.56 x 0.98

Vinyl flooring, UPVC double glazed obscure window to the side aspect, spotlights, toilet, pedestal wash basin with hot & cold taps and tile splash backs.

Outside

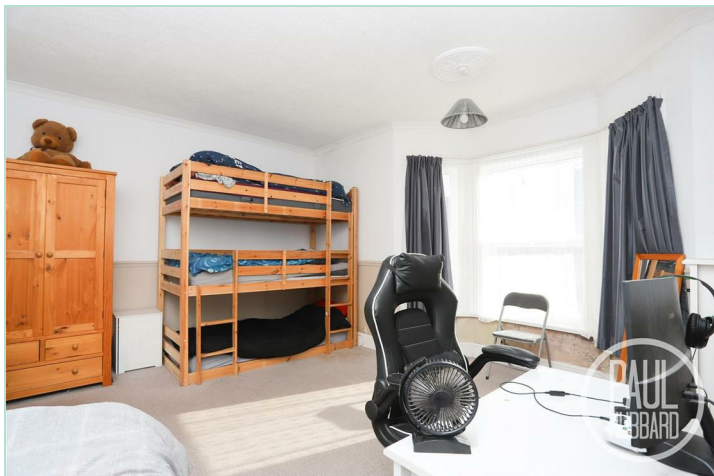
A wrought iron gate opens onto a neatly paved frontage enclosed by a brick wall, attractively bordered with decorative planting and featuring a storm porch that shelters the main entrance door.



To the rear, the west-facing courtyard garden provides a delightful and tranquil outdoor retreat, attractively finished with decorative pebbles, raised planters, and fully stocked flower beds, together with a timber storage shed and gated rear access. Beyond the garden, the property enjoys picturesque views over an extensive green space, adding to the charm and appeal of the setting. There is also the added benefit of potential overflow parking available on the side road to the rear, a convenient feature frequently utilised by neighbouring residents; this area does not form part of the property but provides a practical and accessible parking option.

Financial Services

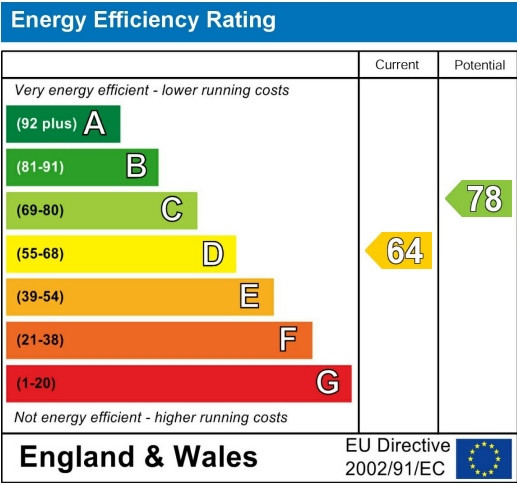
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Tenure: Freehold
 Council Tax Band: A
 EPC Rating: D
 Local Authority: East Suffolk Council



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