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**£150,000**



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## 56 Kirkley Run Lowestoft, NR33 0NH

- LOVELY MID TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- 741 SQ FT OF LIVING
- PRIVATE GARDEN TO REAR
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- MODERN KITCHEN
- EXCELLENTLY PRESENTED
- GROUND FLOOR SHOWER ROOM
- LUXURIOUS FIRST FLOOR BATHROOM

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

## ACCOMMODATION

### GROUND FLOOR

#### Lounge 3.44m x 3.31m (11' 3" x 10' 10")

You enter through the modern part-glazed front door directly into your Lounge of your new home. A uPVC sealed unit double glazed window to front aspect allows an abundance of light in, there's a radiator, a feature fireplace and wood effect vinyl laid to floor. An opening lead you to your ...

#### Stairs

Running up the centre of the property, your carpeted staircase leads you up to all first-floor rooms.

#### Dining Room 3.35m x 3.31m (11' x 10' 10")

Conveniently located centrally between your Lounge and Kitchen, this delightful Dining Room has a rustic feel to it with sanded floorboards underfoot and beautiful feature fireplace. Ample space is provided for your family dining suite, there's a handy understairs cupboard, a radiator and uPVC sealed unit double glazed window to rear yard views.

An opening leads you to ...

#### Kitchen 3.70m x 2.00m (12' 2" x 6' 7")

Your modern and contemporary 'galley' style Kitchen features a range of base and wall units fitted to two walls complete with gloss white doors and drawers with a black roll edge worktop over. Your one-and-a-half bowl sink and drainer is located under your uPVC sealed unit double glazed window and plenty of space is provided for your fridge freezer, free standing cooker and automatic washing machine.

Your fully serviced 'combi' boiler is located here, there's a radiator and ceramic tiling is laid underfoot. An opening leads you into ...

#### Rear Lobby 2.00m x 0.90m (6' 7" x 2' 11")

The link between your Kitchen and shower room features a storage cupboard and your back door leads you out to your rear Courtyard.

#### Shower Room 2.00m x 1.60m (6' 7" x 5' 3")

A fabulous ground floor facility, perfect for the family. A suite comprises of a fully tiled shower cubicle, a wash hand basin and low level WC, there's a tiled floor, radiator and opaque uPVC sealed unit double glazed window.

### FIRST FLOOR

#### Landing

At the top of the stairs, your Landing features doors leading to both Bedrooms.

#### Bedroom 1 3.44m x 3.31m (11' 3" x 10' 10")

Located at the front of the house with a uPVC sealed unit double glazed window, radiator and fitted carpet. A handy over-stair cupboard is also available.

#### Bedroom 2 3.35m x 3.31m (11' x 10' 10")

Another good size double with a uPVC sealed unit double glazed window to rear aspect, radiator and fitted carpet.

#### Family Bathroom 3.70m x 2.00m (12' 2" x 6' 7")

Wallow in luxury in this stunning Bathroom. You step down from the Bedroom where you will discover a suite comprising of a panel bath, low level WC and pedestal sink. There's a radiator, vinyl floor covering and an opaque uPVC sealed unit double glazed window.

### OUTSIDE

#### Driveway

Ample parking is provided on the concrete driveway.

#### Courtyard

A small Courtyard is located directly to the rear of the property, perfect for sitting out or lighting up the barbecue.

A gate leads you to a communal area which leads you to your ...

#### Rear Garden

Located offset from the rear of your house, this superb grassed area is perfect for children to play or a blank canvas for the keen gardener.



### SUMMARY

Perfect for the first time buyer, investment buyer or holiday home. Come take a look.

For your own personal viewing, simply call us on the number on page one of this brochure.

### EPC C

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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## TWO BEDROOMS | TWO RECEPTIONS | TWO BATHROOMS

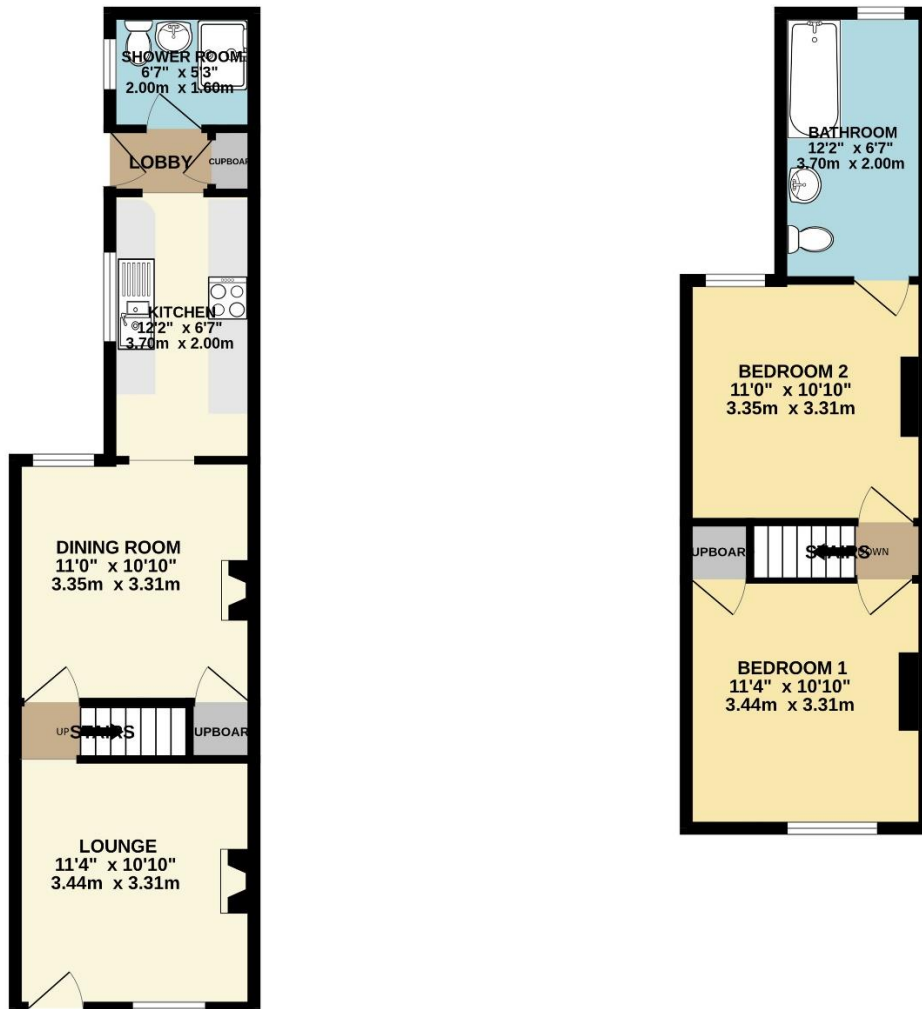
We are delighted to offer FOR SALE this beautiful, terraced cottage located on the popular Kirkley Run in South Lowestoft. Your accommodation comprises of a good-sized Lounge, central Dining Room, contemporary Kitchen and Shower Room on the ground floor, while upstairs two double Bedrooms and luxury Bathroom. All this with the creature comforts of gas central heating and double glazing throughout, plus you benefit from a cosy Courtyard, a huge Garden offset to rear and ample parking to front.

**OVER 740 SQ FT OF LIVING**

### LOCATION AND AMENITIES

This beautiful cottage is situated on Kirkley Run in South Lowestoft. Convenient for a range of local amenities and not far from the A12 making the towns of Beccles and Ipswich easily accessible. Good schools, public transport and the beautiful sandy beach are also convenient, and the stunning Suffolk countryside is right on your doorstep. The area boasts a thriving community complete with shops, Nicholas Everitts Park that hosts leisure facilities and events, a Museum and public houses.

**Contact: Steve Newsham | Mobile: 07785 581002 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



56 KIRKLEY RUN, LOWESTOFT

TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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