



ESTATE AGENTS

online | exclusive | lets

lowestoft 01502 733399

Gorleston 01493 658854

£265,000



View this property on one-estates.co.uk

18 Kirby Cane Walk Lowestoft, NR32 3EL

- SEMI 'OPEN-PLAN' STYLING
- RECENTLY UPGRADED KITCHEN DINER
- THREE BEDROOMS
- CONSERVATORY TO REAR
- DRIVEWAY WITH GARAGE
- RECENT NEW SHOWER ROOM
- EXCELLENTLY PRESENTED
- SOUGHT AFTER NEIGHBOURHOOD
- DOUBLE GLAZED THROUGHOUT
- PRIVATE & SECLUDED ENCLOSED REAR GARDEN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

GROUND FLOOR

Entrance Hall

Through the part-glazed front door into your light and bright Hallway. There is an opaque uPVC sealed unit double glazed floor-to-ceiling window, LVT flooring underfoot, a radiator and handy understair cupboard. Doors lead off to your Kitchen and ...

Kitchen Diner 5.78m x 2.60m (18' 11" x 8' 6") narrowing to 2.00m

The heart of any home is always in the Kitchen... and what a Kitchen this is! Recently upgraded, there are two zones to this stunning open-plan space, your cooking area and dining area.

On the kitchen side, a range of base and wall units are fitted to three walls complete with modern contemporary grey 'shaker' style doors and drawers with a square edge worktop and tiled splashback over.

Packed with integrated appliances which include a ceramic hob with extractor over and eye level double oven and grill, fridge, freezer and automatic washing machine... while your stainless steel one-and-a-half bowl sink is located under your uPVC sealed unit double glazed window with beautiful views over your rear Garden.

On the dining side, ample space is provided for your family dining suite, there's a radiator, inset spotlights in the ceiling, LVT to floor and your patio doors lead you into your Conservatory / Garden Room.

Conservatory / Garden Room 2.82m x 2.74m (9' 3" x 9')

Currently set up as a dining room, your Garden Room features uPVC sealed unit double glazing offering panoramic views over your rear Garden and a set of French doors lead out to your patio. Power and light is also featured.

Lounge 5.78m x 3.72m (18' 11" x 12' 2")

Located at the front part of the property and 'open-plan' through an opening from your Kitchen Diner, your beautiful Lounge is bathed in natural daylight due to a large uPVC sealed unit double glazed window. There's a feature fireplace, a radiator, fitted carpet and your staircase leads you up to all first floor rooms. There's even a handy cupboard under.

FIRST FLOOR

Landing

At the top of the stairs, your Landing has doors leading off to all first-floor rooms, your loft is accessed from here, there's a fitted carpet plenty of daylight through the uPVC sealed unit double glazed window.

Bedroom 1 3.72m x 2.74m (12' 2" x 9' 0")

Located at the front of the house, there's a uPVC sealed unit double glazed window, radiator and fitted carpet.

Bedroom 2 4.00m x 2.60m (13' 1" x 8' 6")

Located at the rear of the house, there's a uPVC sealed unit double glazed window with rear Garden views, radiator and fitted carpet.

Bedroom 3 2.76m x 2.25m (9' 1" x 7' 4")

The smallest of the three is still a good size. A uPVC sealed unit double triple window to rear aspect, fitted carpet, radiator and fitted wardrobe.

Shower Room 2.00m x 1.78m (6' 7" x 5' 10")

Wallow in luxury in this beautiful Shower Room! Another recently upgraded room, fully tiled in a modern contemporary style, there's a large 'walk-in' shower area with glass screen, a vanity wash hand basin and low-level WC. An opaque uPVC sealed unit double glazed window attracts plenty of daylight, ceramic tiling is laid to floor and a chrome heated towel rail radiator is also featured.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here with a maintenance free slate frontage. Your concrete driveway allows parking for at least two vehicles and extends to the side of the property where you will also discover a gate leading onto your rear garden and garage.

Rear Garden

Garden is mainly laid to lawn, enclosed by fence and very private. There are two patios, one behind the garage, the other adjacent to the back of the house, perfect for a barbecue or a spot of alfresco dining.

Garage

Your brick built garage features a vehicular door, personal door, power and light.

SUMMARY

Though the current Owners have lived some time, they have recently upgraded the Kitchen Diner, enabling a much more modern 'open-plan' style, not forgetting that new Shower Room upstairs.

To arrange a private viewing, call us on the numbers on page one of this brochure.



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.



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.



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.



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.



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.

IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY | MANY NEW UPGRADES

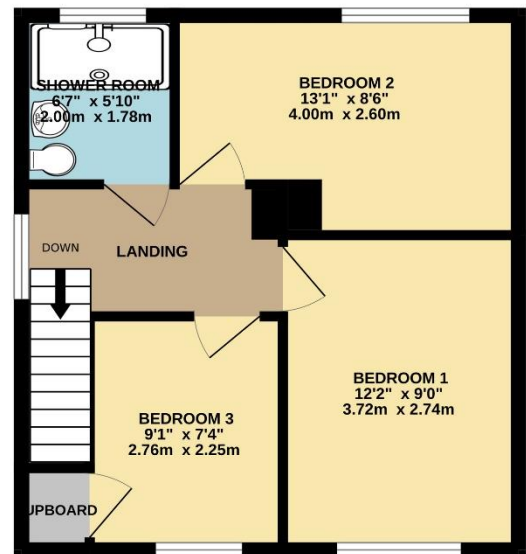
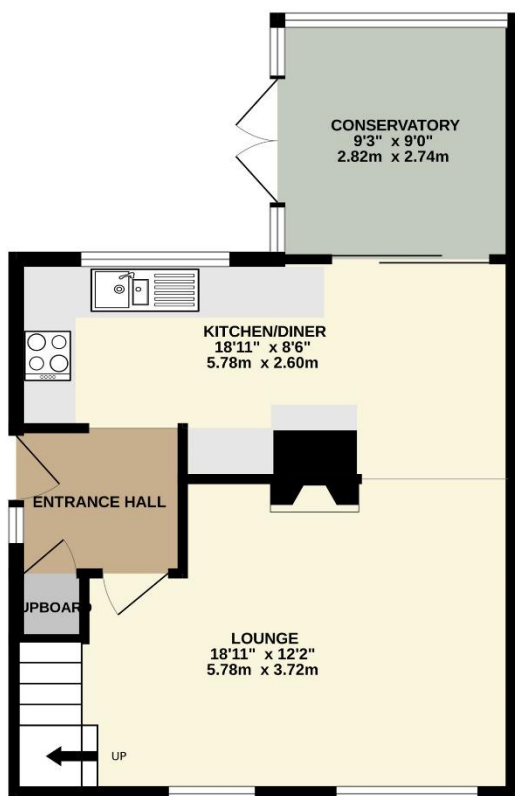
This beautiful family home is situated in a very sought after location that allows a great living space both inside and in the rear garden. On the ground floor you have a lovely light and bright Lounge which is 'open-plan' to your recently upgraded fitted Kitchen Diner which also leads out to your Garden Room, while upstairs, you have three Bedrooms and upgraded Shower Room. Outside, the property also offers a large enclosed rear Garden, Driveway and Garage.

OVER 850 sq ft of LIVING | VERY SOUGHT AFTER LOCATION

LOCATION AND AMENITIES

Kirby Cane Walk is a cul-de-sac tucked away in a quiet neighbourhood on the border of Oulton Broad and Lowestoft and is convenient for a range of local shops, excellent schools and with the hustle and bustle of Lowestofts town centre with High Street branded shops and beautiful beach only a couple of miles away, the wonderful Oulton Broad village with its beautiful park, broad and super restaurants are the same distance.

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | e-mail: info@one-estates.co.uk



18 KIRBY CANE WALK, LOWESTOFT

TOTAL FLOOR AREA : 855 sq.ft. (79.5 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.
Made with Metropix ©2026

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.