HARDIMANS



11 Kirkley Run

, Lowestoft, NR33 0NH

£210,000

HARDIMAN

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11 Kirkley Run, Lowestoft, Suffolk, NR33 0NH

This semi-detached chalet bungalow situated in South Lowestoft has a spacious sitting room/dining room with bay window to the front along with a kitchen/dining room with patio doors opening out to the garden and a conservatory. Downstairs you will find the main bedroom with doors leading to the bathroom. Upstairs there are 2 further bedrooms. With off road parking to the front and good size enclosed rear lawned garden having a garage/workshop.

Situated within easy reach of local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. The proximity to the beautiful coastline of Lowestoft adds to the appeal, offering opportunities for leisurely walks and seaside activities.

ENTRANCE HALLWAY

uPVC door, built in storage cupboard, stairs to first floor, radiator and coved ceiling.

SITTING/DINING ROOM

upvc bay window to front aspect, upvc window to side aspect, coal effect fireplace with surround, small understairs storage cupboard, coved ceiling and radiator.

























KITCHEN/DINING ROOM
worktop space, cupboards and drawers below, cupboards above, standings for oven with extractor fan, twin sink with drainer, standings for fridge freezer, standings for washing machine and tumble dryer, standings for small dishwasher, Worcester boiler to wall (serviced yearly), UPVC door to rear garden. UPVC window to rear and front aspect, radiator, ceiling fan/light.

CONSERVATORY
uPVC door and windows

BATHROOM
uPVC frosted window to rear aspect, half tiled surround, low level WC, hand wash basin, corner bath with shower attachment, coved ceiling and radiator.

SHOWER ROOM
uPVC frosted window to side aspect, tiled walls. low level WC, hand wash basin, shower cubicle with electric shower with shower board surround and coved ceiling.

BEDROOM 1
upvc window to front aspect, built in wardrobes, coved ceiling and radiator.

STAIRS TO FIRST FLOOR

BEDROOM 2
Velux window, upvc window to side aspect, built in storage space.

BEDROOM 3
Velux windows, storage space.

OUTSIDE
To the front, tarmac driveway, ample space for off road parking. To the rear, fully enclosed garden, patio slab area, mainly laid to lawn with path to rear of garden, double gates open to rear access.

GARAGE
electric garage door (only a year old) power and lighting, windows to side and rear aspect.
Storage attached to garage- upvc frosted windows to side aspect, power and lighting, workshop bench.

TENURE
Freehold

COUNCIL TAX BAND
B

MATERIAL INFO
This property has:
Mains Gas, Electric, water & sewerage
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 5500mbps
* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY
* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as







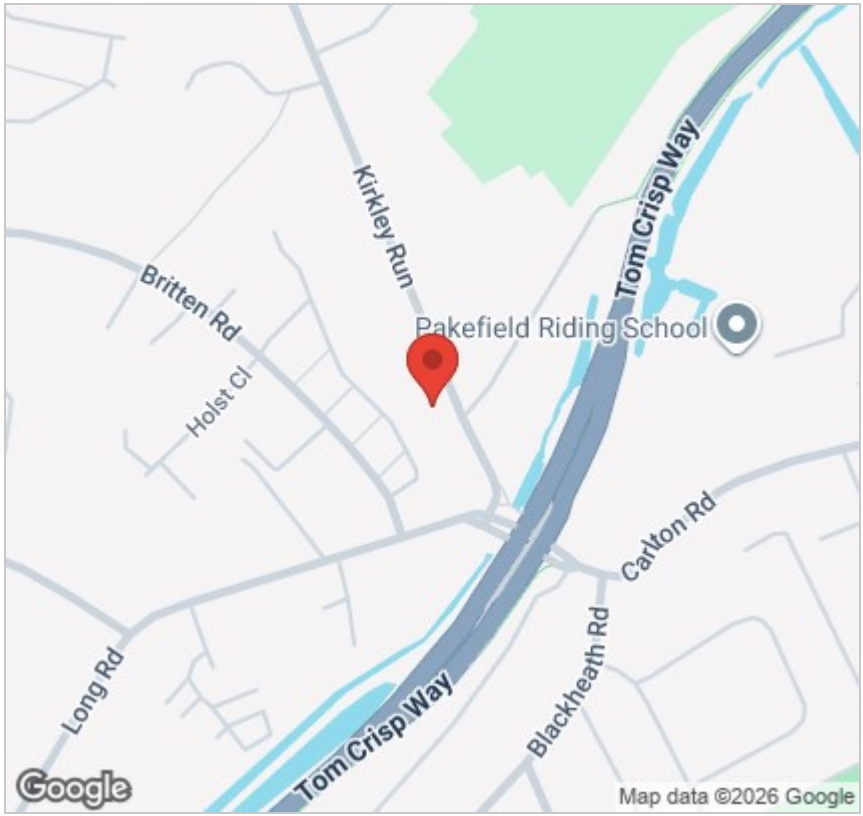


Floor Plan

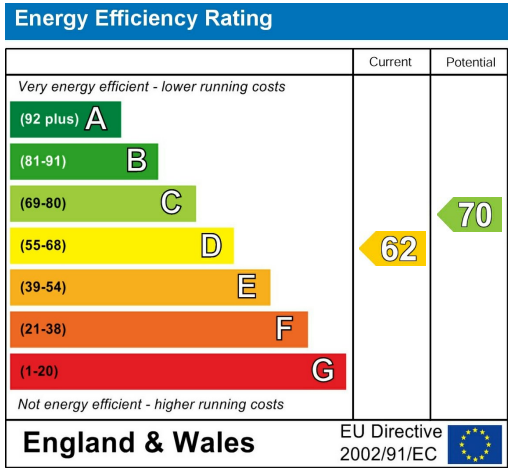


statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. Anti-Money Laundering (AML) Checks: In accordance with current legislation, all purchasers are required to complete AML and identity verification once an offer is accepted. Checks are carried out by our approved third-party provider, Landmark. A non-refundable fee of £30 incl VAT (per person) is payable in advance. A memorandum of sale will not be issued until satisfactory completion of these checks.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.