



113 Kirkley Run, Lowestoft

Guide Price £270,000

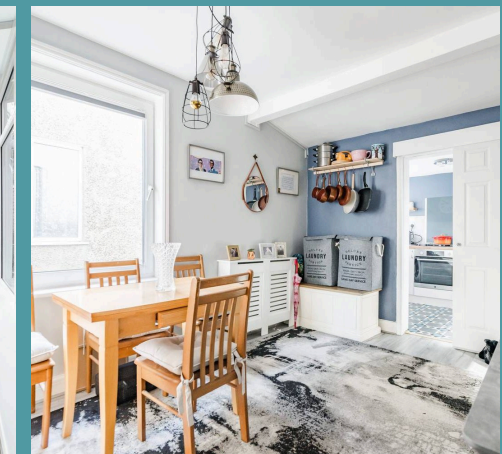
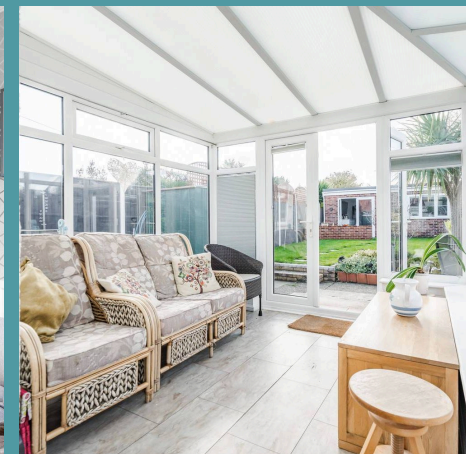
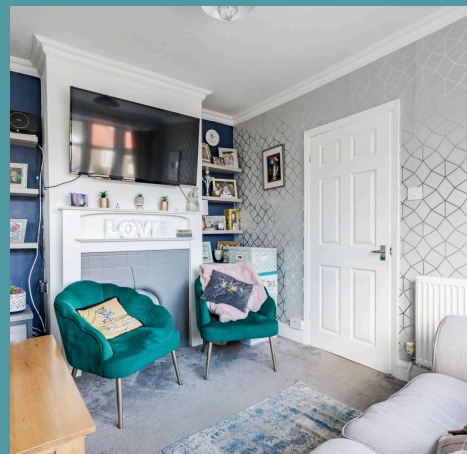
113 Kirkley Run

Lowestoft

This semi-detached bungalow is a beautiful family home that offers a contemporary design, versatile accommodation, and a peaceful setting. With its comfortable living spaces, well-equipped kitchen, and self-contained annexe, it presents a rare opportunity to embrace modern living in a sought-after location. Don't miss your chance to make this stunning property your own. Contact us today to arrange a viewing and experience the charm of this exceptional home for yourself.

LOCATION

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





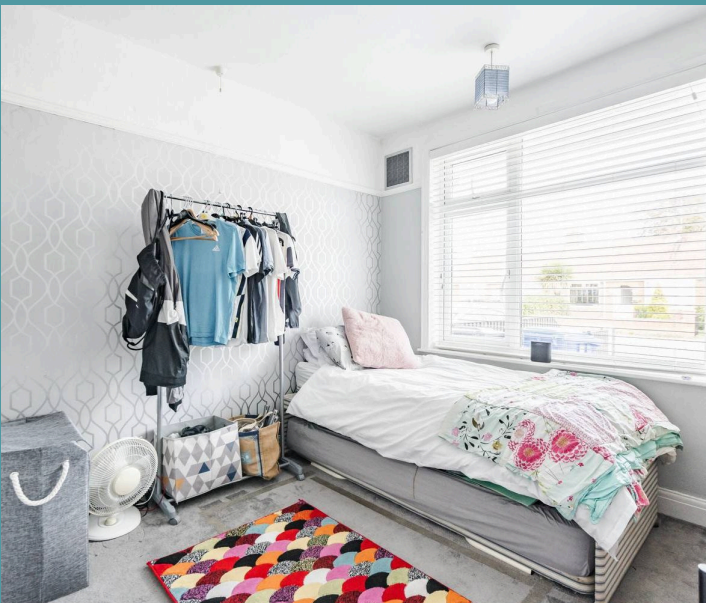
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Upon entering, you are greeted by a welcoming entrance hall. Positioned at the front of the residence is a comfortable sitting room creating the perfect space to relax and entertain, with a large bay window flooding the room with natural light. The well-equipped kitchen is fitted with units and appliances to enhance your cooking experience. Complemented by a utility room, for your additional storage and laundry essentials. Ideal for hosting family gatherings, the dining room flows seamlessly from the kitchen, creating a harmonious space for entertaining. Beyond, a large conservatory beckons, offering panoramic views of the exterior, perfect for the summer months.

The main residence features two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The wet room and separate WC accommodate all residents in the household, ensuring convenience and ease.

A self-contained annexe offers further living space, perfect for extended family or guests. Currently in the process of refurbishing, this annexe includes an open-plan kitchen/living area, a double bedroom, and a modern en-suite.





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Outside, the property continues to impress, with a well-maintained rear garden. It is primarily laid to lawn, with a paved area for your outdoor furniture. Whether hosting summer barbeques or simply soaking up the sun, this beautiful space is sure to delight. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a brick-weave driveway provides off-road parking for multiple vehicles, ensuring convenience for residents and guests alike.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: B





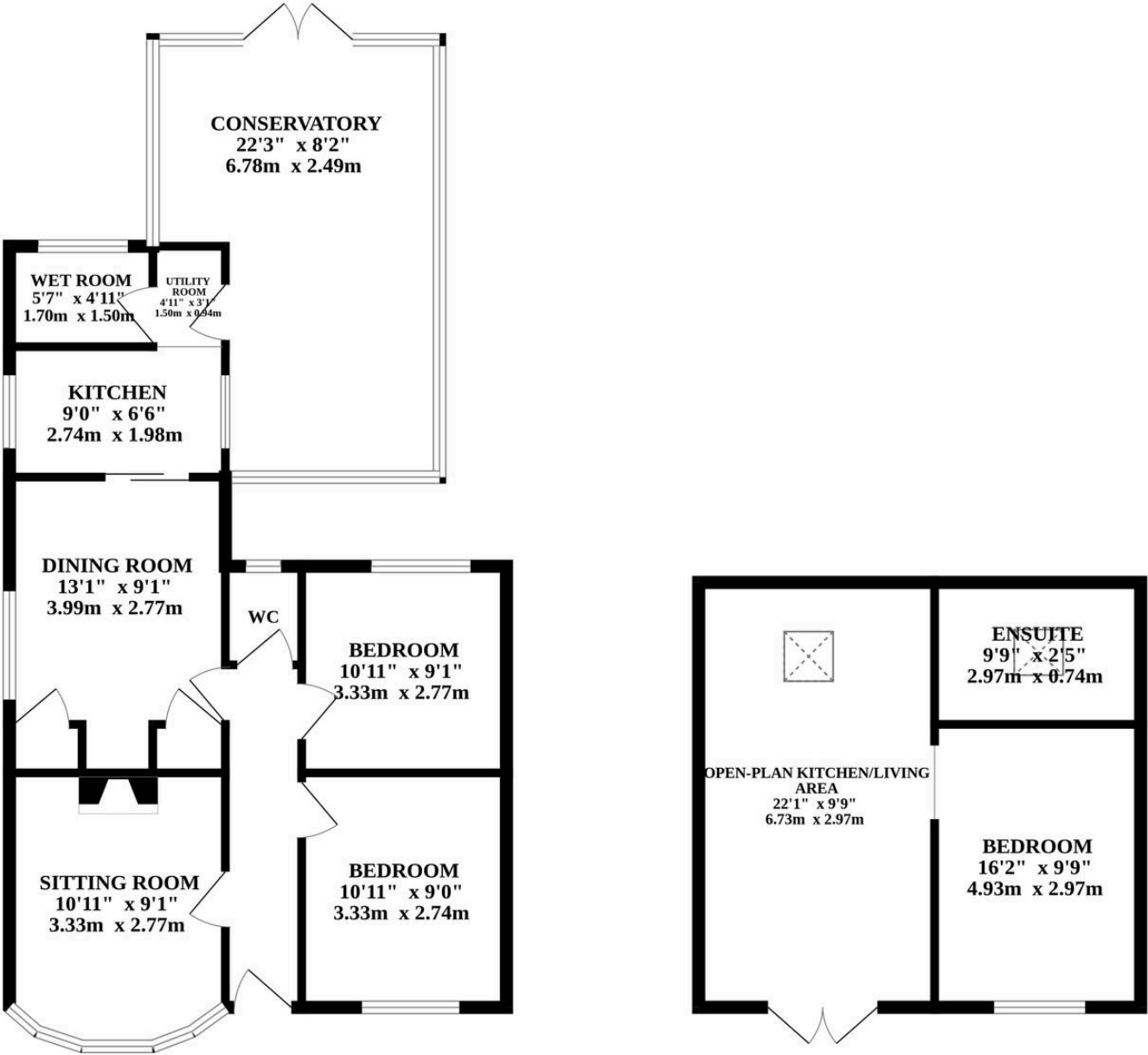
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- Semi-detached bungalow
- Beautiful family home with a contemporary design and versatile accommodation
- Comfortable sitting room - Large bay window flooding the room with natural light
- Well-equipped kitchen - A convenient utility room
- Dining room encouraging family gatherings
- Large conservatory offering garden views
- Two bedrooms, a wet room & a WC
- Self-contained annex - Open-plan kitchen/living area in process, a double bedroom & an en-suite
- Well-maintained rear garden & a driveway providing off-road parking
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR



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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