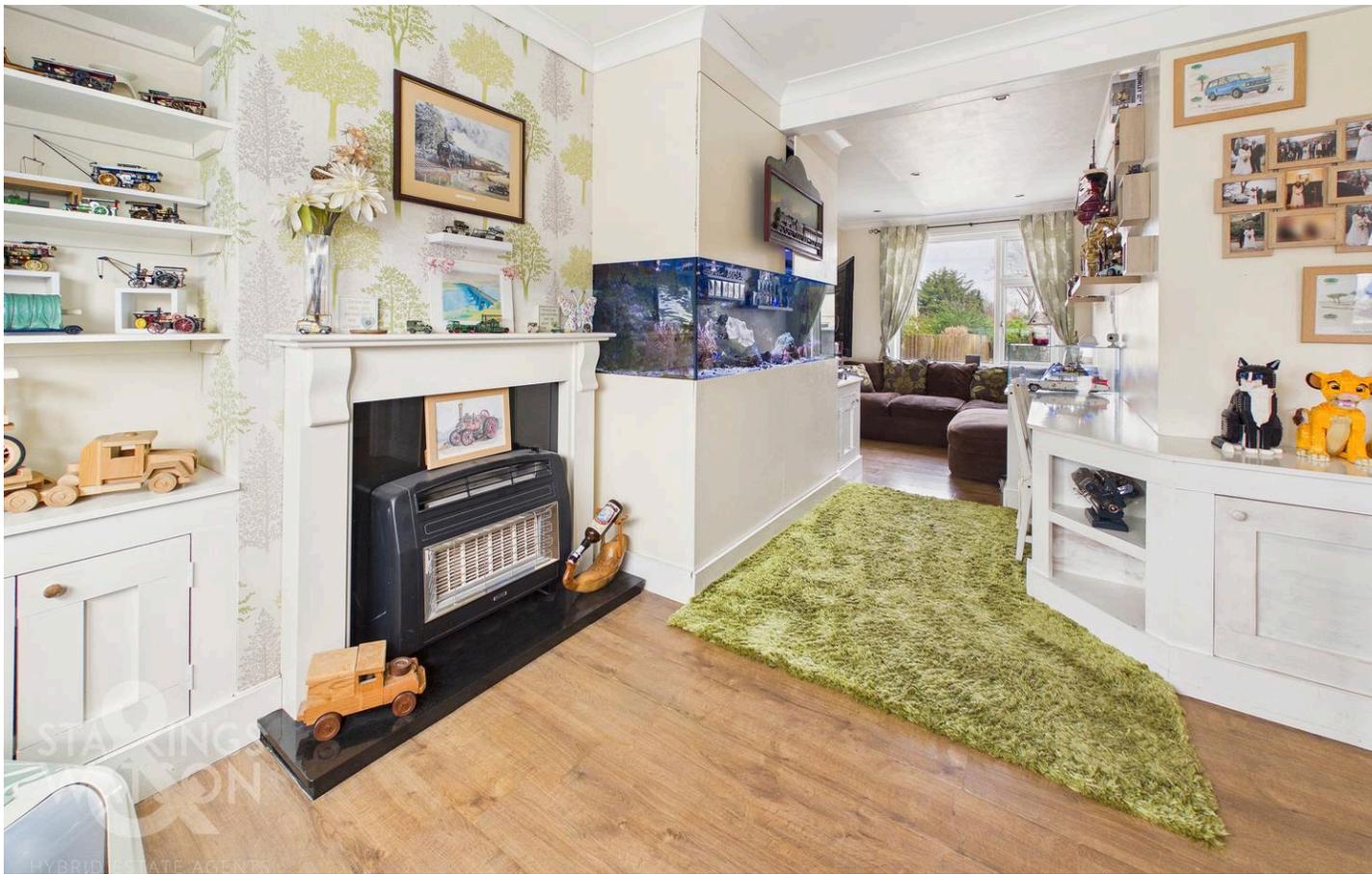




Kirkley Run, Lowestoft - NR33 0NW

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Kirkley Run

Lowestoft

Having undergone extensive renovations when purchased ten years ago, this home has benefitted from fully updated electrics, plumbing and GAS CENTRAL HEATING as well as full DOUBLE GLAZING amongst other notable improvements. The main living space comes in the form of a versatile 25' SITTING and DINING ROOM with a DUAL FACING ASPECT and open floor space conducive to a choice of layouts being served by a fully fitted kitchen boasting INTEGRATED COOKING APPLIANCES. The first floor landing gives way to THREE BEDROOMS alongside a modernised three piece shower room ideal for modern living. Externally, the property offers a GENEROUS and FULLY ENCLOSED REAR GARDEN which has been presented in an attractive yet LOW-MAINTENANCE condition featuring a bespoke 23' WORKSHOP/GARAGE complete with a full 40amp power supply with GATED, OFF ROAD PARKING just beyond this.



Council Tax band: B

Tenure: Freehold

- Semi-Detached House
- 25' Open Plan Sitting/Dining Room
- Open Kitchen With Integrated Cooking Appliances
- Three Bedrooms
- Modern Three Piece Shower Room
- Fully Enclosed Rear Garden With 23' Garage/Workshop
- Gated Off Road Parking To Rear Of The Home
- Back To Brick Renovation When Purchased Including Heating, Plumbing & Electrics

The property is located on the edge of Oulton Broad with the town of Lowestoft adjacent. Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.



SETTING THE SCENE

The property is set back from the street where a low maintenance shingle frontage creates potential for off road parking whilst raised shingle beds leave the opportunity for colourful planting borders before entering the home.

THE GRAND TOUR

Once inside, a central hallway is the first place to greet you, complete with all plastered walls and ceilings leading towards the stairs for the first floor handy under the stair storage cupboard and central hallway laid with wooden effect flooring leading into each of the main living spaces. On the ground floor to the end of the hallway a fitted kitchen features a mixture of wall and base mounted storage units with integrated cooking appliances to include an oven and hob with more than enough space remaining under countertops for freestanding appliances such as a dishwasher, washing machine and tumble dryer with views through a large uPVC double glazed window into the rear garden and side access door. The main living area within the home comes in the form of an impressively sized 25' open sitting and dining room. The floor space immediately opens up at the front of the property with bay fronted windows and a window seat with storage with further storage being found to the left hand side of the chimney breast. The wooden effect flooring opens up to leave room for a formal dining table whilst to the rear of the room, further built in storage has been utilized with newly fitted uPVC double glaze windows and open flooring for a sitting room suite. Please note that the current owner has built a bespoke fish tank unit which will not be present upon purchase off the property.

The first floor landing splits in each direction to take you into each of the three bedrooms within the home with the slightly smaller coming towards the very top of the stairs. Currently functioning as a storage and dressing room, the space features bespoke fitted storage, freestanding wardrobes and double glazed windows looking out into the rear garden.

The largest of the bedrooms sits just next door to this, again with views into the rear garden. This space has also benefited from cleverly built in storage spaces above head height and a floor to ceiling built in wardrobe while the open carpeted floor space leaves room for a double bed and further storage solutions and soft furnishings with a bright and neutral décor keeping the space warm and inviting. A further double bedroom is located at the front of the property with more than enough room for a double bed and additional soft furnishings however, the space is currently used as a hobby room with a multitude of wall mounted storage units. Each of the rooms is serviced by a modernized three piece shower room complete with a predominantly tile surround. The room features a frosted glass window to the outside and call a shower unit.

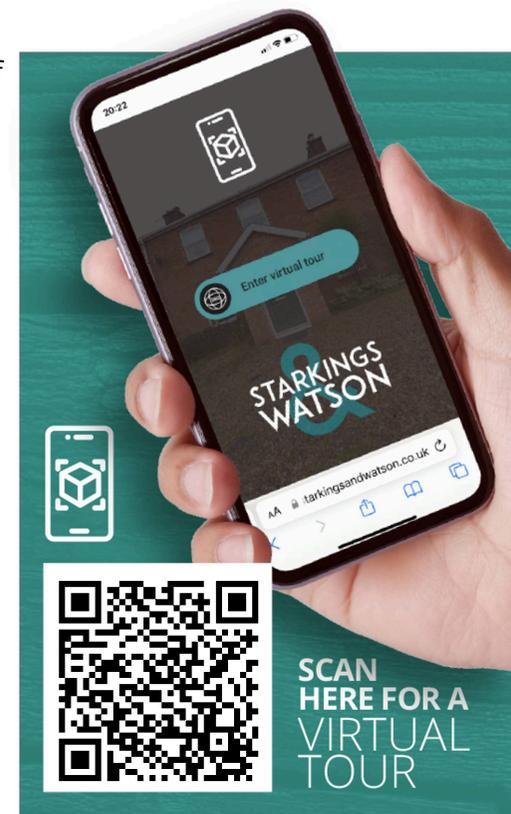
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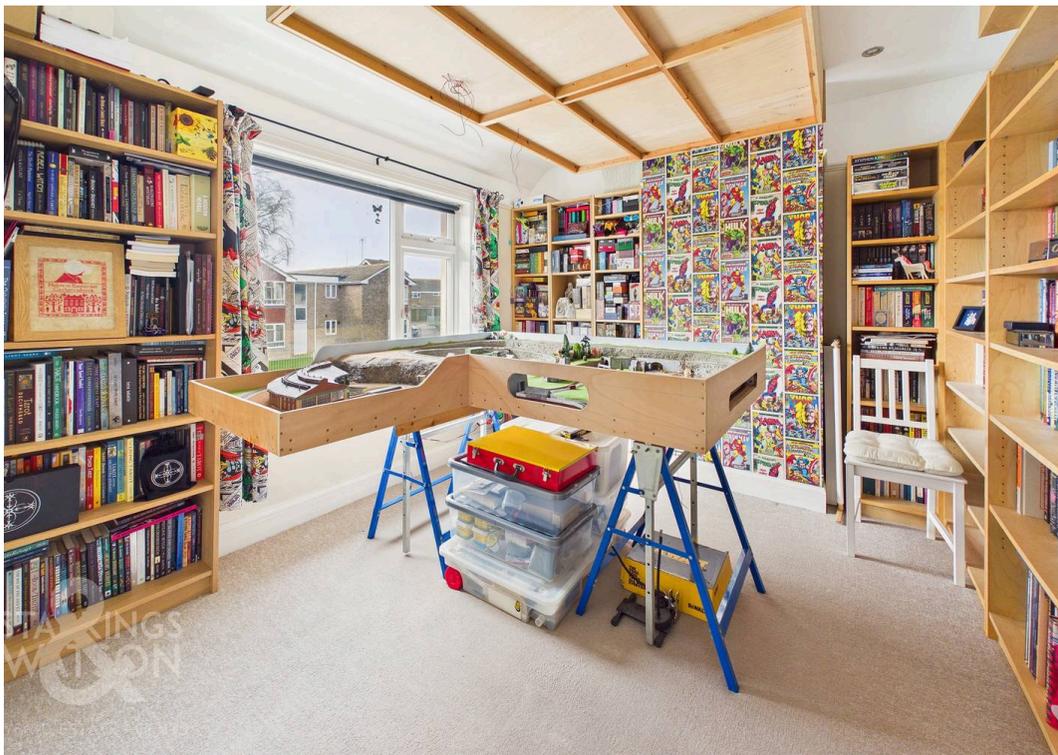
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What3Words : ///trying.study.think

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is presented in an attractive yet low maintenance condition where initially a flagstone patio sits at the very rear of the home perfect for garden furniture to sit enjoy the warmer months, whilst a timber shed sits just to the right hand side. Raised planting beds are fitted with shingle running the length of the garden with further shingle beds either side of the footpath leading towards the rear of the property, leaving more than enough potential for a lawn or other planted footings. At the very rear of the property, a bespoke built 23' garage and workshop has been fully insulated and fitted with a 32amp power supply, perfect for those wanting to tackle a project from home or potential conversion as a further entertainment space with secondary timber shed sat just in front and gated parking space at the very rear of the home accessed from a track behind the property.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

961 ft²
89.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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