



**57 Kirkley Gardens**

Lowestoft, Suffolk, NR33 7LS

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- KITCHEN & UTILITY ROOM
- LOUNGE/DINER

**Asking price of  
£199,995**

EPC Rating '58'







## Property Description

*Superb presentation with this semi detached house. Kitchen with Utility area, lounge/diner, conservatory, ground floor bathroom, 3 good size first floor bedrooms and separate first floor WC. Larger than average rear garden and spacious driveway to front.*

### ENTRANCE DOOR

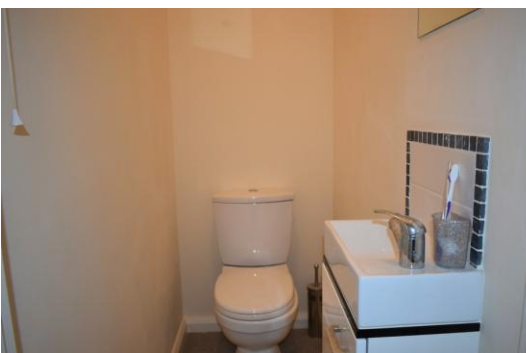
Steps lead to UPVC entrance door, half glazed leads into,

### ENTRANCE HALL

11' 3" x 5' 6" (3.43m x 1.68m) Storage heater, laminate flooring stairs lead to first floor accommodation, cupboard under the stairs, security alarm pad, doors to lounge, kitchen and bathroom.

### LOUNGE/SITTING

10' 1" x 16' 9" (3.07m x 5.11m) Window to front aspect storage heater, wall mounted electric fire, telephone point, TV point, carpet and French door lead to





### CONSERVATORY

7' 1" x 9' 3" (2.16m x 2.82m) Lean to conservatory, glazed construction, laminate flooring, concertina ceiling blinds and sliding door to rear garden.



### KITCHEN

10' 4" x 6' 1" (3.15m x 1.85m) Window to rear aspect, range of base and wall units, extended worksurfaces, tiled walls, under pelmet lighting, stainless steel sink hot and cold mixer tap, storage heater, electric oven, ceramic hob, extractor and laminate flooring.

### UTILITY ROOM

5' 0" x 8' 3" (1.52m x 2.51m) Open plan from the kitchen, window to side aspect, larger tower unit cupboard, laminate flooring, plumbing automatic washing machine, space for tumble dryer, UPVC door leads to rear garden.



### BATHROOM

5' 5" x 5' 1" (1.65m x 1.55m) Comprising three piece suite, panelled bath, electric shower over, pedestal wash hand basin, hot and cold mixer tap, low level WC, electric under floor heating, tiled walls, extractor and tiled floor.

### STAIRS LEAD TO FIRST FLOOR ACCOMMODATION

5' 3" x 5' 1" (1.6m x 1.55m) Landing, sloping ceiling, side aspect picture window, carpet, smoke alarm and built in cupboard.



### BEDROOM 1

10' 6" x 11' 0" (3.2m x 3.35m) Window to rear aspect, carpet, extensive range of fitted units including airing cupboard housing hot water tank and storage heater.

### BEDROOM 2

10' 4" x 9' 2" (3.15m x 2.79m) Good size double bedroom, sloping ceiling, storage heater, carpet and loft access.

### CLOAKROOM

5' x 2' 2" (1.52m x 0.66m) Low level WC, vanity wash hand basin, sloping ceiling, hot and cold mixer tap, tiled splash back, vinyl flooring.



### BEDROOM 3

10' 6" x 5' 3" (3.2m x 1.6m) Sloping ceiling, window to front aspect, storage heater and carpet.





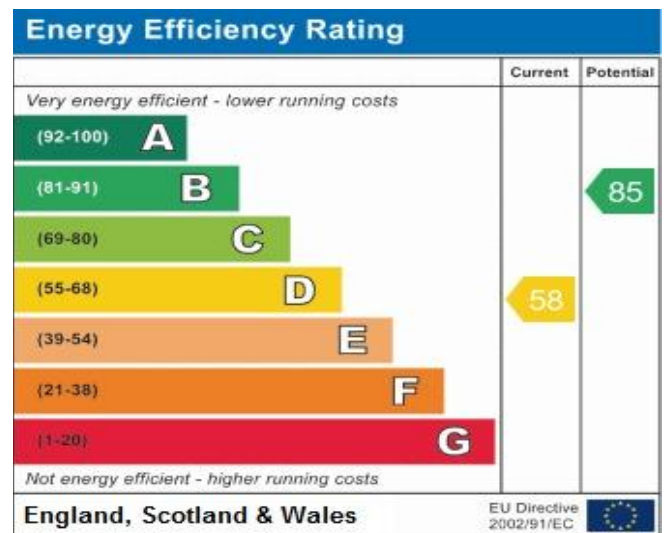
## OUTSIDE

To the front – The property is set back from the road, concrete driveway, ample parking, low level fence, mixed planted borders, side gate leads to

To the rear - Good sized rear garden enclosed by panel fencing garden mainly laid to lawn, large paved patio, concrete sectional outbuilding 14ft x 8ft power and light.



***All viewings strictly by appointment with The Property People Estate Agents.***



Address:  
57 Kirkley Gardens

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85-89 Bridge Road,  
Lowestoft, Suffolk, NR32  
3LN

01502 501502  
sales@propertypeople.co.uk

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