



## Kirkley Run, Lowestoft

Offers In Excess Of £160,000

- SOUTH LOWESTOFT
- MODERN KITCHEN
- GAS CENTRAL HEATING
- 3 BEDROOMS (3rd off 2nd)
- GOOD SIZE BATHROOM
- DRIVEWAY
- 2 RECEPTIONS
- uPVC DOUBLE GLAZING
- LARGE GARDEN

Another property SOLD by Ange&Co!

### LOUNGE

3.40m x 3.31m (11'1" x 10'10")

Overlooking the driveway the lounge has fitted carpet, uPVC double glazed window, radiators, TV, power points and overhead cupboard houses the consumer unit; opening into...

### DINING ROOM

3.38m x 3.31m (11'1" x 10'10")

2nd reception lends itself to be the dining room; fitted carpet, uPVC double glazed window, radiator and power points. Stairs up to the first floor and door into...

### KITCHEN

3.64m x 1.90m (11'11" x 6'2")

High gloss kitchen with wall and base units with worktop, inset sink drainer, integral appliances include oven with hob and extractor fan over; space / plumbing for your other appliances. Vinyl flooring, uPVC double glazed window and power points. Part glazed door to the outside and internal door to...

### BATHROOM

2.55m x 1.85m (8'4" x 6'0")

Great size with a white suite comprising vanity unit with inset basin, WC and bath with shower / screen. Vinyl flooring, opaque uPVC double glazed window and heated towel rail.

### FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to bedrooms 1 & 2.

### BEDROOM 1

3.39m x 3.29m (11'1" x 10'9")

Double bedroom has fitted carpet, uPVC double glazed window, radiator and power points; over stair cupboard gives storage and loft access in situ.

### BEDROOM 2

3.47m x 3.30m (11'4" x 10'9")

Another double bedroom has fitted carpet, uPVC double glazed window, radiator and power points; door to...

### BEDROOM 3

3.62m x 1.88m (11'10" x 6'2")

Fitted carpet, uPVC double glazed window, radiator and power points.

### OUTSIDE

Shingle driveway provides off road parking to the front whilst the rear garden is an unexpected size and certainly a blank canvas for you to make it your own.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

EPC - D

