



## 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

GROUND FLOOR  
408 sq ft. (37.9 sq m.) approx.



1ST FLOOR  
355 sq ft. (33.0 sq m.) approx.



KIRKLEY RUN, LOWESTOFT

TOTAL FLOOR AREA: 763 sq ft. (70.9 sq m.) approx.

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 should be taken for reference only. Prospective purchasers should satisfy themselves as to the size and suitability of the property for their own purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. No care has been taken to show the boundaries of the property.

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