



Minors & Brady  
OULTON BROAD  
FOR SALE  
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69 Kirkley Run, Lowestoft

Lowestoft



Minors & Brady

# 69 Kirkley Run

Lowestoft

From the moment you step through the front door, this home feels inviting and practical, offering a setting where day-to-day life flows effortlessly. Located in the area of Kirkley, this chain-free two-bedroom end-terrace presents an ideal opportunity for first-time buyers or investors looking for a property with potential to personalise. The living spaces are well-proportioned, including a front-facing living room with a traditional fireplace and a dining area that opens into a kitchen ready for your own appliances. Upstairs, two generous double bedrooms are served by a family bathroom with a corner bathtub. Outside, a west-facing garden stretches across a double-width plot with paved seating areas, lawns, a summerhouse with greenhouse structure, and multiple storage sheds, perfect for relaxing, gardening or hobbies. Additional practical features include off-road parking, a double garage, and a boiler installed just three years ago, making this a comfortable and versatile home ready for modern living.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

Please note that this property has a bisected garden and a shared pathway.



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# 69 Kirkley Run

## Lowestoft

- Chain-free end-terrace residence in the popular Kirkley area of Lowestoft
- Suitable choice for first-time buyers, if you are looking for a property with potential or for an investor wanting to generate an income
- Well-proportioned living room with a traditional feature fireplace
- Separate dining room flowing into a kitchen with fitted units and space for appliances
- Ground-floor shower room with modern three-piece suite and walk-in shower
- Two generously sized double bedrooms providing comfortable accommodation
- Family bathroom on the first floor featuring a three-piece suite, including a corner bathtub
- West-facing, double-width rear garden with lawns, paved seating areas, summerhouse with greenhouse structure, and multiple storage sheds
- Double garage at the rear with off-road parking space in front
- New boiler installed only 3 years ago



## 69 Kirkley Run

Lowestoft

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Kirkley Run is a residential street in the Kirkley area of Lowestoft, located a short distance from the coast and seafront. The area offers a quiet, suburban environment while keeping shopping and amenities close at hand. Residents can easily access Asda and the nearby Pakefield Retail Park, which provide supermarkets, household stores, and a range of services, alongside smaller local shops, cafés, and takeaways for everyday errands.

Families benefit from a number of nearby schools, including East Point Academy for secondary education and Phoenix St Peter Academy, Red Oak Primary, and Westwood Primary for younger children. Transport links are straightforward, with frequent bus routes connecting Kirkley Run to Lowestoft town centre and surrounding areas, while Lowestoft railway station offers connections to Norwich and beyond.



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# 69 Kirkley Run

Lowestoft

Situated in the well-regarded area of Kirkley, Lowestoft, this end-terrace residence offers a practical and well-proportioned home with scope for personalisation. Offered chain free, the property will appeal to first-time buyers and investors, presenting a straightforward purchase with the opportunity to update and add value. Extending to approximately 770 sqft, the accommodation is arranged over two floors and provides a comfortable layout suited to modern living.

The property is entered via a hallway leading through to the main living areas. The living room is positioned at the front and features a traditional fireplace, creating a welcoming focal point and a comfortable setting for relaxing or entertaining. To the rear, a separate dining room provides ample space for family meals and social occasions, with a layout that allows for flexibility in use.

The dining room flows through to the kitchen, which is fitted with a range of units and offers space for freestanding appliances, allowing buyers to tailor the space to their own needs. A ground-floor shower room completes this level, comprising a modern three-piece suite with a walk-in shower, WC and hand wash basin, finished with stylish shower panels.

Upstairs, there are two generously sized double bedrooms, both offering good proportions and natural light. These are served by a family bathroom fitted with a three-piece suite, including a corner bathtub, providing a practical and comfortable arrangement.



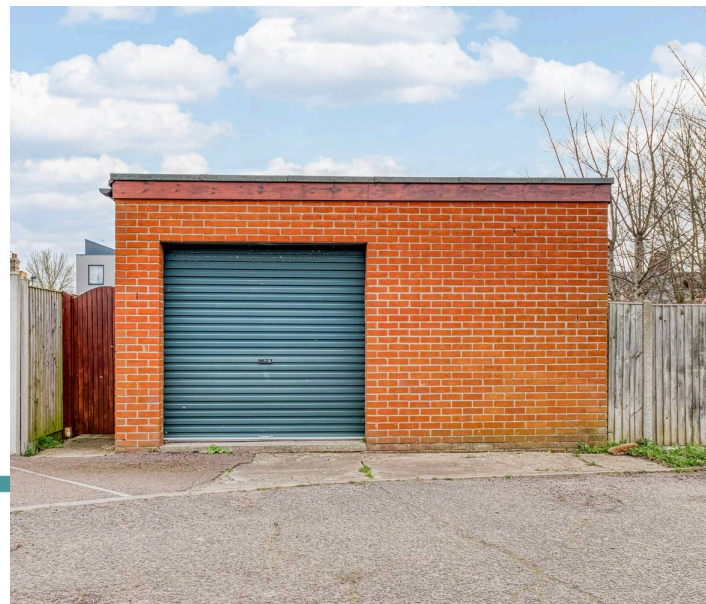
## 69 Kirkley Run

Lowestoft

The property benefits from a bisected, west-facing garden set across a double-width plot, offering a versatile outdoor space. There are paved seating areas alongside sections laid to lawn, suitable for a variety of uses. Multiple timber storage sheds provide useful additional space, while a summerhouse with an attached greenhouse structure offers potential for use as a workshop, covered seating area or for plant cultivation. The front garden is designed for low maintenance, with a pathway leading to the entrance.

To the rear, a double garage provides valuable storage space, with an off-road parking area directly in front. The property also benefits from a boiler installed approximately three years ago, adding to its practicality and appeal.

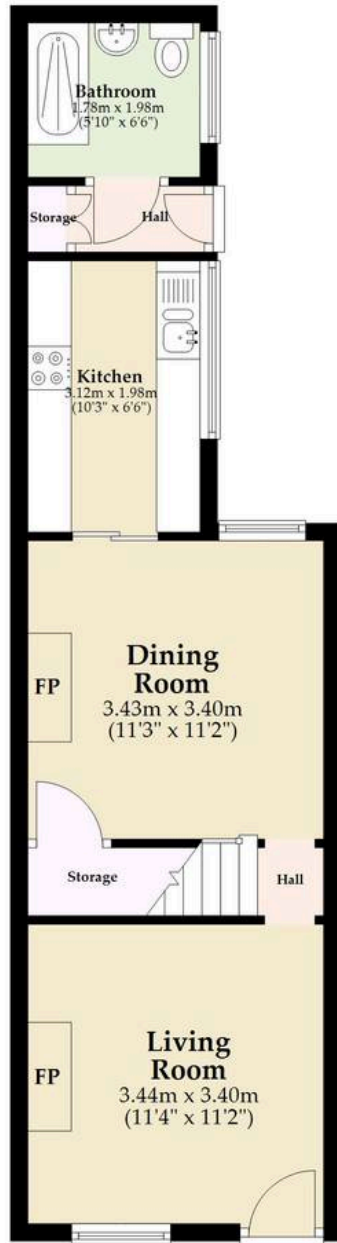
Overall, this is a well-located property offering balanced accommodation and excellent potential for buyers looking to create a home suited to their own style and requirements.



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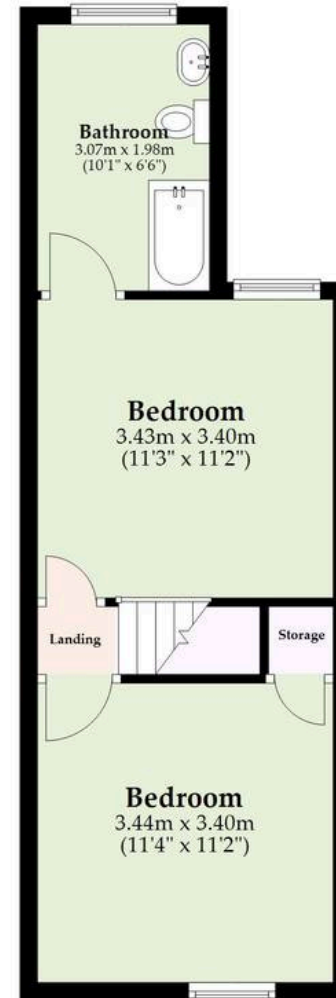
## Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

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.

Plan produced using PlanUp.

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*Your home, our market*

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