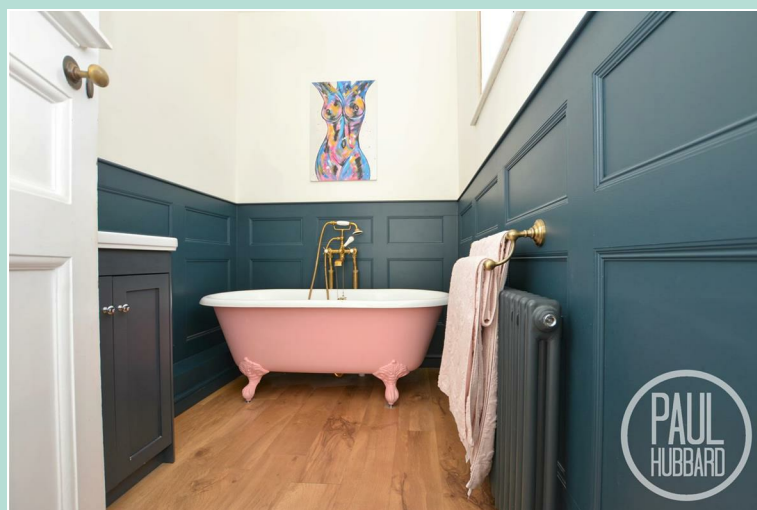
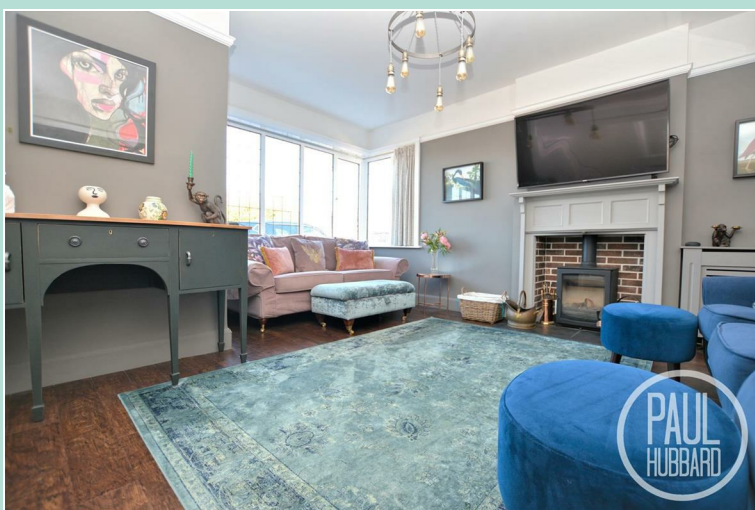


£500,000



Normanston Drive

Lowestoft, NR32 2PY

- Stunning detached family home
- 4 Double bedrooms with the option of a 5th
- Period features throughout
- Prime Oulton Broad location
- Ample South East facing rear garden
- Beautiful open plan kitchen/diner
- Cast iron log burner
- Boasting space throughout
- Separate entrance hall and porch
- Close to local amenities





This stunning detached family home is nestled in a prime spot in Oulton Broad, close to local amenities and public transport links. Boasting space and character throughout with 4 double bedrooms and the opportunity for 1 of 2 reception rooms to be used as a 5th bedroom. Comprising of a beautiful open plan kitchen/diner, utility room, ground floor shower room, entrance hall, porch, ample off road parking, vast South East facing rear garden stretching across approximately 1/3 of an acre and much more!

LOCATION

Oulton Broad is one of the finest stretches of inland water in the UK and located 2 miles west from Lowestoft. A thriving spot, filled with independent restaurants, coffee shops, Popular parks and 2 train stations with direct links to Norwich and Ipswich.

This home is located in an English coastal town that is situated on the edge of the Norfolk broads; it is the most easterly point of the British Isles. Home to award winning sandy beaches with stunning and historical Victorian seafront gardens, the Royal Plain Fountains, two piers and independent eateries. There are a number of fantastic schools in the area to suit all ages, Lowestoft is 110 miles north-east of London, 38 miles north-east of Ipswich and 22 miles south-east of Norwich.

PORCH

2.4 x 1.2

A separate entrance porch which provides storage space and comprises of a door and window to the front aspect, original tile flooring and original timber door to the rear aspect opening into the entrance hall.

ENTRANCE HALL

A welcoming hall which provides access to the ground floor shower room, sitting room, kitchen/diner, reception room/bed 5 and stairs leading to the first floor landing. Comprising of Karndean flooring throughout, radiator and picture rail.

SITTING ROOM

5.0 into bay x 4.1

A sizeable sitting room with large bay window to the front aspect, Karndean flooring throughout, picture rail, cast iron duel burner and radiator.

RECEPTION/BEDROOM 5

4.4 into bay x 3.4

Currently being used as a playroom this reception also has the potential to be used as a 5th bedroom, comprising of a UPVC double glazed bay window to the front aspect, Karndean flooring throughout, radiator and picture rail.

SHOWER ROOM

3.2 x 1.6 max

A ground floor shower room with x2 UPVC double glazed windows to the side aspect, Karndean flooring throughout, radiator, vanity unit with inset wash basin, toilet, mains fed rainfall shower with handheld attachment framed within a glass enclosure and original door opening to an under stairs storage cupboard.

DINING AREA

5.7 x 3.0

A sizeable entertaining area recently decorated with a UPVC double glazed window to the side aspect and French doors to the rear aspect opening into the garden. Karndean flooring throughout, x2 radiators and open plan to the kitchen/breakfast room.

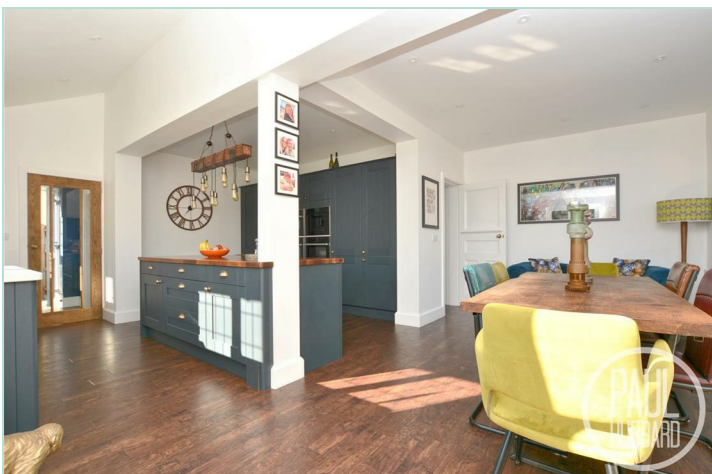
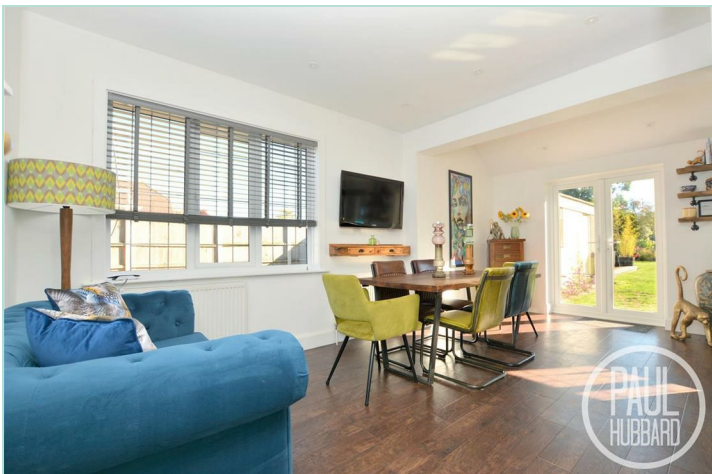
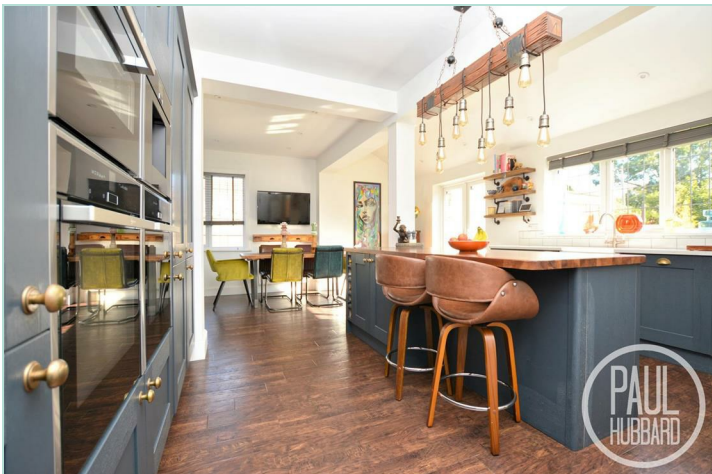
KITCHEN/BREAKFAST AREA

4.0 x 3.7

A recently fitted modern kitchen with UPVC double glazed window to the rear aspect looking out into the garden views. Karndean flooring throughout, radiator, part tile walls, a selection of wall and floor units, quarts work surface, ceramic butler sink and a range of NEFF integrated appliances including a stainless steel extractor fan, induction hob, dishwasher, microwave/oven, x2 fan ovens, coffee machine, full length fridge and freezer. A modern breakfast bar island sits in the centre of the room with a solid wood work surface and feature light above. Door opening to a utility room.

FIRST FLOOR LANDING

This light and airy landing provides access to a family bathroom and bedrooms 1-4. Boasting a large UPVC double glazed window to the side aspect, carpet flooring throughout, loft hatch with ladder leading to a bordered and insulated loft space, radiator, picture and dado railing.





BATHROOM

2.5 x 1.7

A modern bathroom comprising of feature panelling, freestanding roll top bath with handheld shower attachment, radiator, vanity unit with inset wash basin and toilet with hidden cistern.

BEDROOM 1

5.4 x 3.7

A sizeable master bedroom with large UPVC double glazed dormer window to the front aspect, carpet flooring throughout, picture rail, radiator and feature fireplace.

BEDROOM 2

4.4 into bay x 3.4

This second bedroom consists of a UPVC double glazed bay window to the front aspect, carpet flooring throughout, space for a double bed, radiator, picture rail and feature fireplace.

BEDROOM 3

3.0 x 2.7

A double bedroom comprising of a UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and picture rail.

BEDROOM 4

3.7 x 2.6

The fourth bedroom consists of a UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator, picture rail and space for a double bed.

OUTSIDE

GARAGE (5.8m x 5.0m)

A brick built double garage with x2 up and over doors to the front aspect, timber door and window to side aspect, window to rear, light and power inside.

To the front of the property an ample pebbled driveway with patio pathway, space for multiple vehicles and decorative borders, all of which leads up to the main entrance door, gated access to the rear garden and double garage.

To the rear, one of the properties most special features, a 1/3 acre (approx.) landscaped rear garden. Comprising of a raised decked seating area with space and electrical wiring for a hot tub surrounded by a laid lawn with decorative plant and shrub borders and stable gate which opens to the second part of the garden consisting of an enclosed barked area, green house, shingle seating area and a selection of mature trees.

AGENT NOTE

- Recently fitted windows and doors
- Recently fitted electrics throughout
- Various items featured within the garden are negotiable to stay including the hot tub and summerhouse, please enquire for more information

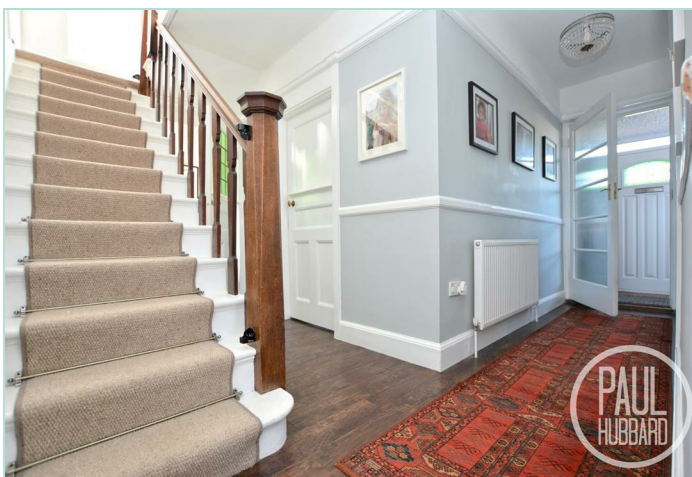
Loft is fully boarded with window to side aspect, would be ideal for conversion to master ensuite bedroom with walk in wardrobe subject to planning.

FINANCIAL SERVICES


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



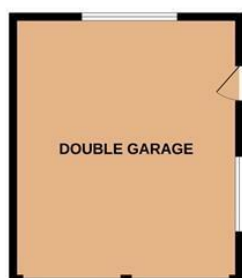




Tenure: Freehold
 Council Tax Band: E
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
 1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR
 731 sq.ft. (68.0 sq.m.) approx.



191 NORMANSTON DRIVE

TOTAL FLOOR AREA : 2038 sq.ft. (189.4 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 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.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements