

£220,000
Asking Price



Crestview Drive

Lowestoft, NR32 4TW

- Chain free
- Detached bungalow
- 2 Double bedrooms
- Nestled in the heart of North Lowestoft
- South West facing garden
- Sizable sitting room and kitchen/diner
- Brick built garage
- Driveway to the rear
- Well maintained front and rear gardens
- Separate entrance hall and porch

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**PAUL
HUBBARD**



Location - Lowestoft

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breathtaking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

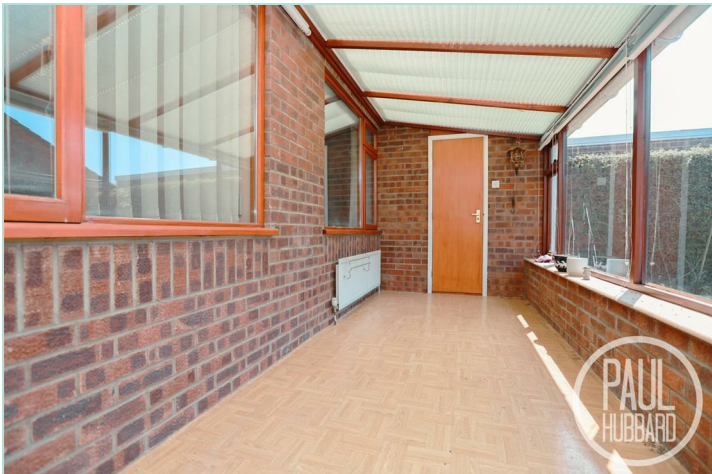


Porch

Solid wood entrance door and obscure window to the side aspect, carpet flooring throughout and internal door and obscure window opening to the entrance Hall.

Entrance Hall

Carpet flooring throughout, radiator, loft hatch, and doors opening to the sitting room, kitchen diner, bathroom, built-in storage cupboard and bedrooms 1-2.



Kitchen/Diner

3.96m x 3.43m

Double glazed timber windows to the side and rear aspects, vinyl flooring throughout, a radiator and door opening to the conservatory. A selection of units above and below, laminate works surfaces, tile splashback, 1.5 sink with drainer, appliances, including a washing machine, fridge and oven.

Conservatory

5.65m x 1.78m

Door to the side aspect opening into the rear garden and timber windows surround, vinyl flooring throughout, a radiator and door opening to a separate WC.

WC

1.71m x 0.80m

Timber window to the rear aspect, vinyl flooring throughout, a radiator, part tiled walls, a toilet and pedestal hand wash basin.



Sitting Room

4.32m x 3.43m

Timber double glazed windows to the side and front aspects, carpet flooring throughout, a radiator and fireplace with back boiler.

Bathroom

2.07m x 1.67m

Timber double glazed window to the side aspect, vinyl flooring throughout, a radiator, part tiled walls, a toilet, pedestal hand wash basin, and bath with electric shower above.



Bedroom 1

3.98m x 3.06m

Timber double glazed window to the rear aspect, carpet flooring throughout, a radiator and built-in wardrobe and drawers.

Bedroom 2

3.47m x 2.68m max

Timber double glazed window to the front aspect, carpet flooring throughout, a radiator and doors opening to the airing cupboard and built in wardrobes and drawers.

Outside

To the front and side of the property is a well-maintained lawned garden, enhanced by attractive planted borders with a variety of decorative shrubs and enclosed by a low-level brick wall. A concrete pathway leads to the main entrance door, while a timber gate provides access to the rear garden.

The rear garden enjoys a desirable south-west facing aspect and is fully enclosed, offering a well-kept lawn, a timber garden shed, a timber seating area, and a paved patio ideal for outdoor entertaining. A concrete pathway provides access to the garage, with a timber gate opening onto the driveway.

Garage

5.80m x 2.70m

To the rear of the property is a brick-built garage, accessed via a concrete driveway to the front providing off-road parking. The garage features an up-and-over door, a timber pedestrian entrance door, and a timber-framed window, and benefits from both light and power.

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.



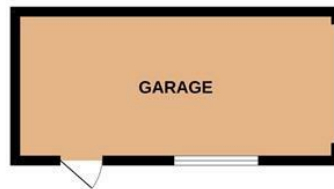




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: TBC
 Local Authority: East Suffolk Council

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	

CRESTVIEW DRIVE
 896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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