



## 106 Crestview Drive

, Lowestoft, NR32 4TW

Offers Over £200,000



Offered chain free, this well-maintained two-bedroom detached bungalow is nestled in the heart of North Lowestoft and offers spacious single-storey living in a desirable residential location. The property features a welcoming porch and entrance hall, a generous sitting room with a gas fire, a sizeable kitchen/diner with a range of fitted appliances, a bright conservatory, a separate WC, and a family bathroom. Both double bedrooms benefit from built-in wardrobes, providing excellent storage.

Outside, the property enjoys attractive, well-kept gardens to the front, side and rear. The fully enclosed south-west facing rear garden offers a lawn, patio seating area, timber seating area and garden shed, creating an ideal space for relaxing or entertaining. To the rear, a concrete driveway provides off-road parking and leads to a brick-built garage with light and power. An excellent opportunity for those looking to make it their own!



### 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 12'11" x 11'3" (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 18'6" x 5'10" (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 5'7" x 2'7" (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 14'2" x 11'3" (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 6'9" x 5'5" (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 13'0" x 10'0" (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 11'4" x 8'9" max (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.

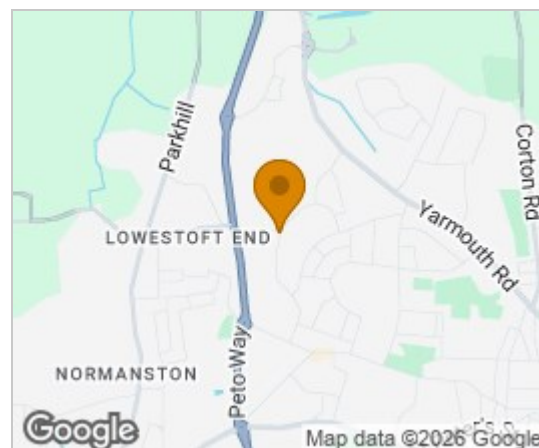
### Garage 19'0" x 8'10" (5.80m x 2.70m)

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.

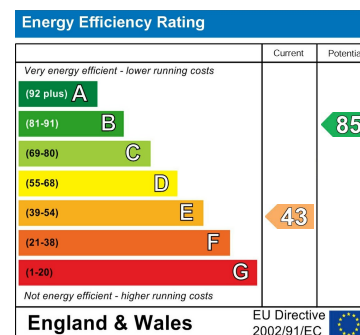
## Area Map



## Floor Plans



## Energy Efficiency Graph



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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB

Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com