

£290,000  
Asking Price



## Crestview Drive

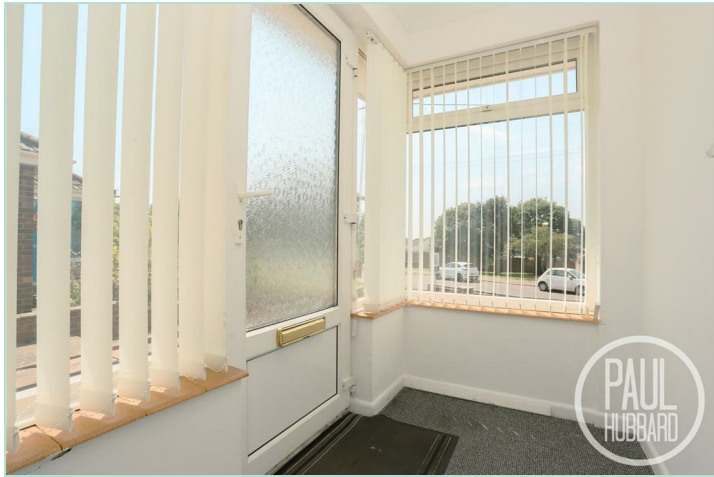
Lowestoft, NR32 4EL

- Well presented detached bungalow
- Chain free
- Porch & hallway entrance
- 3 separate bedrooms
- Modern shower room & additional WC
- Gorgeous well kept gardens front & rear
- Gas central heating
- Off road parking for multiple vehicles
- Brick built garage
- Close to local amenities, shops & schools

e - info@paulhubbardonline.com

t - 01502 531218





## Summary

Offered to the market with no onward chain, this well-presented three-bedroom detached bungalow occupies a generous plot and offers spacious, versatile accommodation throughout. The property features a welcoming porch and entrance hall, a bright dual-aspect sitting room, a well-equipped kitchen leading to a conservatory, a modern shower room, separate WC and gas central heating. Externally, the bungalow boasts beautifully maintained front and rear gardens, a large driveway providing off-road parking for multiple vehicles, secure gated parking, a brick-built garage with power and lighting, and a useful outbuilding. Conveniently located close to local shops, schools and other amenities, this is an ideal home for those seeking comfortable single-storey living in a desirable location.



## Location - Oulton Broad

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

## Porch Entrance

1.23m x 2.04m

A spacious porch area perfect for storing coats & shoes, featuring UPVC double glazed entrance door to the side aspect, dual aspect UPVC windows, fitted carpet and a obscure door & widow to the rear aspect (opening into the hallway).



## Entrance Hall

Fitted carpet, radiator, loft access and doors opening to the internal rooms and bedrooms.

## Sitting Room

3.70m x 4.32m

Fitted carpet, dual aspect UPVC double glazed windows, radiator and a fireplace.

## Bedroom 1

3.49m x 3.67m

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

## Bedroom 2

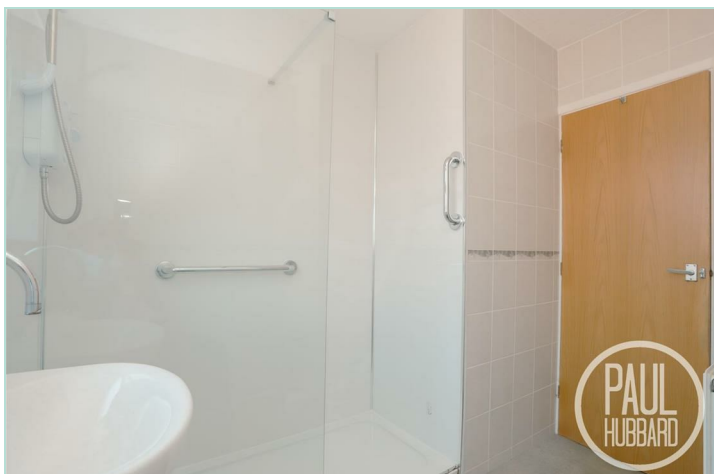
4.38m max x 3.99m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

## Bedroom 3

2.16m x 3.07m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.





### Kitchen/Diner

3.47m x 3.46m

Tile flooring, dual aspect windows, radiator, units above & below, laminate work surfaces, tile splash backs, inset stainless steel sink & drainer with mixer tap, built-in double oven, gas hob, stainless steel extractor hood, integrated fridge-freezer, plumbing & space for a washing machine and a door opens into the conservatory.

### Conservatory

2.92m x 2.40m

Vinyl flooring, dual aspect windows, radiator and a door opens into the WC and out to the rear garden.



### WC

0.80m x 1.94m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, toilet, radiator and a wash basin set into a vanity unit with a mixer tap.

### Bathroom

2.51m x 2.03m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, radiator, tiled walls, toilet, pedestal wash basin with hot & cold taps, extractor fan and a walk-in electric shower with aqua board wall panels.



### Outside

To the front, the property boasts a generously sized lawned garden with steps leading to the main entrance. A pedestrian gate provides convenient access to the rear garden. To the side, a large driveway offers ample off-road parking for multiple vehicles and leads to wrought iron double gates, beyond which is additional secure parking and access to the garage.

### Rear Garden

The beautifully maintained rear garden enjoys a high degree of privacy and is not overlooked, creating a peaceful outdoor retreat. It features a well-kept lawn, a spacious patio seating area, and fully stocked borders bursting with a variety of mature plants, shrubs, and flowers. Additional benefits include a greenhouse, an outdoor tap, and exterior lighting. A brick-built outbuilding, fitted with a uPVC double glazed door and window to the front aspect, provides excellent additional storage or workspace. There is also pedestrian access to the garage.



### Garage

2.24m x 6.56m

A spacious garage offering excellent storage or secure parking. It is fitted with power, lighting, electrical sockets, an up-and-over door to the front, dual aspect windows providing natural light, and a pedestrian door giving direct access from the rear garden.


### Financial Services



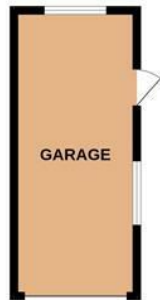


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Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR



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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**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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