

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£300,000**  
Offers Over



**Crestview Drive**  
Lowestoft, NR32 4EL

- Detached family home
- Tasteful modern décor throughout
- 3 separate bedrooms
- First floor bathroom & ground floor cloakroom
- Built-in storage solutions
- Off road parking for multiple vehicles & detached garage
- Option to be sold fully furnished
- Gas central heating with combi boiler
- Good size rear garden
- Close to local amenities, shops & schools



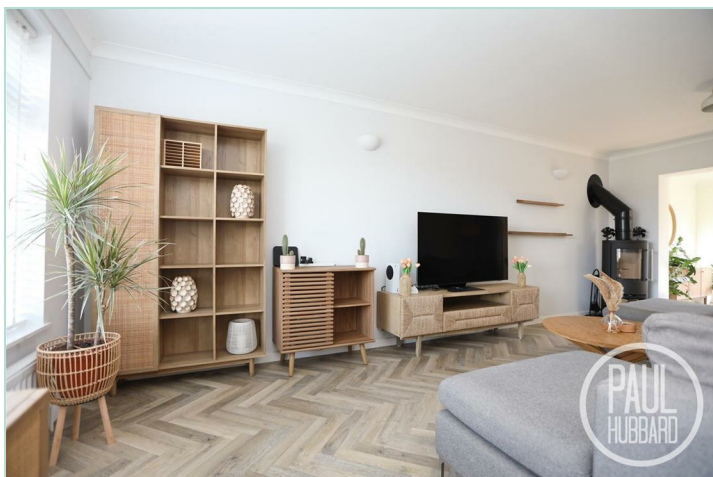
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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### Location

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 breath-taking 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.

### Entrance Hall

UPVC double glazed obscure window & main entrance door to the front aspect, laminate flooring, radiator, stairs lead to the first floor landing and doors opening to the sitting room, cloakroom, kitchen & x2 storage cupboards.

### Cloakroom

1.60 x 1.44  
Laminate flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, toilet, wall-mounted wash basin with mixer tap and tiled walls.

### Kitchen

3.04 x 2.91  
Laminate flooring, UPVC double glazed window to the side aspect, spotlights, units above & below, laminate work surfaces, tile splash backs, inset ceramic sink & drainer with mixer tap, space for an oven, fridge-freezer & dishwasher and a door opens into the dining room.

### Sitting Room

6.35 x 4.09  
Herringbone style LVT flooring, UPVC double glazed window to the front aspect, radiator, feature log burner and a large opening leads through to the dining room.

### Dining Room

5.53 x 2.73  
Herringbone LVT flooring, x2 dual aspect UPVC double glazed windows, radiator, space for a large table, feature pendant lighting and a UPVC sliding door opens to the rear garden.

### Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, radiator, loft access and doors opening to bedrooms 1-3, the bathroom and the airing cupboard (housing the gas combi boiler).

### Bedroom 1

3.54 max x 3.40 max  
Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 2

3.72 x 2.72  
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bedroom 3

2.62 x 2.14  
Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in storage cupboard.

### Bathroom

2.39 x 1.62  
Herringbone style vinyl flooring, x2 UPVC double glazed obscure windows to the side aspect, heated towel rail, tiled walls, spotlights, extractor fan, toilet, pedestal wash basin with hot & cold taps, mains-fed shower with both handheld & rainfall heads set into a large cubicle enclosure and aqua board wall panels.

### Outside

A generous driveway to the front of the property provides off-road parking for multiple vehicles. To the side, a neatly maintained lawn is complemented by decorative plants, shrubs and established borders. The main entrance door sits prominently at the front, while a further parking area continues along the side of the property, leading to the garage. Gated access to the rear garden is also available.

The rear garden is fully enclosed by a brick wall, offering an excellent level of privacy. The space features a well-kept lawn bordered with a variety of mature plants, shrubs and a mature tree. There is a paved patio area ideal for outdoor seating, two greenhouses, a large timber storage shed, shingle area, outdoor tap, and a pedestrian access door to the garage.

### Garage

5.84 x 2.62 approx.  
A detached, brick-built garage complete with dual-aspect double-glazed windows, light and power. It offers flexible use for parking or storage, and includes an up-and-over door to the front and a pedestrian access door from the rear garden.

### Timber Storage Shed

A spacious timber outbuilding featuring a front access door, UPVC double-glazed window to the side, and an extended wood-store area to the rear, perfect for garden equipment and additional storage needs.

### 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.

