

£550,000  
Asking Price



## Normanston Drive Lowestoft, NR32 2PT

- Spacious detached family home
- Presented to a high standard throughout
- Four well-proportioned bedrooms
- Generous sitting room with French doors to the garden
- Impressive kitchen/breakfast room with central island
- Feature wood burner and underfloor heating in kitchen
- Conservatory overlooking the rear garden
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Generous South-facing rear garden
- Driveway & carport for parking multiple vehicles





### Location

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!

### Entrance Hall

A welcoming entrance hall with feature period entrance door to the front aspect, fitted carpet, radiator and understairs storage cupboard (housing the consumer unit). Doors lead to the cloakroom, kitchen/breakfast room, dining room and sitting room.

### Cloakroom

1.59 x 1.37

Tiled flooring, part-tiled walls, WC and pedestal wash basin with hot and cold taps. UPVC double glazed obscure window to the front aspect and a radiator.



### Sitting Room

6.76 x 3.64

A spacious and inviting family living area, accessed via the hallway or dining room. Fitted carpet, UPVC double glazed window to the front aspect, two radiators and fireplace. UPVC windows and French doors open out to the rear garden, with an internal door leading to the dining room.

### Dining Room

4.55 max x 3.63 max

A bright and sociable dining space, accessed via the hallway or sitting room. Fitted carpet, UPVC double glazed bay window to the rear aspect, internal obscure window and radiator.



### Kitchen/ Breakfast Room

5.73 max x 5.23 max

The heart of the home, this well-appointed kitchen/breakfast room features tiled flooring with underfloor heating, two radiators and two UPVC double glazed windows to the front aspect. Internal obscure side window and feature wood burner. A range of wall and base units with resin work surfaces and central island providing additional storage and seating space. Inset composite sink with mixer tap, built-in double oven with hide & slide door, integrated grill and microwave, gas hob with extractor hood, integrated fridge-freezer, dishwasher and pull-out pantry drawer. UPVC door to the rear lobby and UPVC French doors opening into the conservatory.

### Conservatory

3.54 x 2.44

A light-filled garden room with tiled flooring, dual aspect UPVC double glazed windows and UPVC French doors opening onto the rear garden.

### Rear Lobby

Tiled flooring and door to the utility cupboard housing the gas combi boiler, with space for a washing machine and additional storage. UPVC door providing access to the carport.

### Hallway

Fitted carpet, UPVC double glazed window to the front aspect, radiator, loft access and built-in airing cupboard. Doors lead to all bedrooms and the shower room.





### Bedroom 1

3.12 max x 3.64 max

A generous principal bedroom with fitted carpet, UPVC double glazed window to the rear aspect, radiator, two built-in wardrobes and a walk-in wardrobe. Door to the en-suite shower room.

### En-suite Shower Room

2.09 x 1.58

Modern suite with vinyl flooring, spotlights, heated towel rail, WC and pedestal wash basin with mixer tap. Walk-in shower with handheld and rainfall shower heads, tiled walls and extractor fan with light.

### Bedroom 2

3.79 x 3.62

A comfortable double bedroom with fitted carpet, built-in wardrobes, radiator and UPVC double glazed window to the rear aspect.

### Bedroom 3

3.72 x 2.79

A bright dual aspect bedroom with fitted carpet, UPVC double glazed windows, radiator and built-in wardrobe.

### Bedroom 4

3.73 x 2.85

Fitted carpet, two UPVC double glazed windows to the side aspect, radiator and built-in double wardrobe.



### Bathroom

2.53 x 1.83

Hardwood flooring, two UPVC double glazed obscure windows to the front aspect. Suite comprising WC, heated towel rail, pedestal wash basin with mixer tap and panelled bath with mixer tap, handheld shower attachment and additional mains-fed shower with tiled splashbacks.



### Outside

To the front, a sweeping shingle driveway provides off-road parking for multiple vehicles, bordered by mature plants and shrubs and enclosed by fencing. A characterful 1930s entrance with decorative brickwork and exterior lighting enhances the property's curb appeal. A side stable gate leads to a convenient car port providing additional covered parking and secure access to the rear of the property.

The south-facing rear garden offers generous lawned areas with well-stocked borders of plants, shrubs and mature trees. A patio seating area provides an ideal space for outdoor dining and entertaining, with further space for planting or a vegetable patch. The garden also benefits from a greenhouse and timber storage shed, all enclosed by panel fencing and established shrub borders.



### 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.

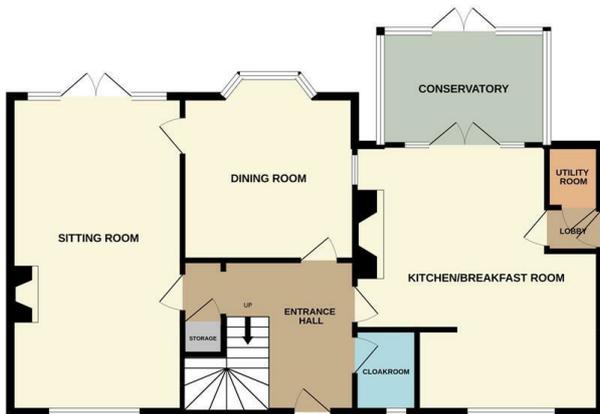




Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

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>		
(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	

GROUND FLOOR  
 936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
 822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 1759 sq.ft. (163.4 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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**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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