



Normanston Drive, Lowestoft - NR32 2PS

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HYBRID ESTATE AGENTS



Normanston Drive

Lowestoft

VENDOR FOUND. A spacious SEMI-DETACHED BUNGALOW situated just a short walk from the ever popular Oulton Broad and Lowestoft town centre. Measuring some 823 Sq. ft (stms), the property includes a bright BAY FRONTED SITTING ROOM, with THREE BEDROOMS found behind - all served by a three piece SHOWER ROOM, kitchen and CONSERVATORY. The rear garden is well maintained and FULLY ENCLOSED, with OFF ROAD PARKING being found at the very rear, accessed via a road beyond the property. The DOUBLE GARAGE has been built in such a way it could accommodate further accommodation above (stp) or to make the perfect workshop, parking or potential work space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Semi-Detached Bungalow
- 15' Bay Fronted Sitting Room
- Generous Kitchen with Ample Storage
- uPVC Double Glazed Conservatory
- Private & Enclosed Rear Garden
- Off Road Parking & Double Garage
- Short Walk to All Amenities

The property is located on the edge of Oulton Broad with the town of Lowestoft adjacent. Lowestoft is a seaside town located to the North-East of Suffolk. With sandy beaches and many enjoyable seaside and historical walks, Lowestoft offers something for everyone. Lowestoft seafront provides a traditional seaside experience including a vast variety of places to dine and shop. Lowestoft has a rich Maritime history and offers easy access to the Norfolk Broads network of waterways which can be found at Oulton Broad.

SETTING THE SCENE

The property is set back from this popular street with a low level picket style fence giving way to a bordered lawn garden with colourful planting edges and a pathway leading down the side off the property through a closing iron gate towards the front door. Access to the rear garden can be found by continuing onwards through the rear timber garden gate.

THE GRAND TOUR

As you step inside you are first met with a generously sized sitting room. Looking up you will notice the partition where a wall once used to be, which allows for this space to be closed off with a hallway and potentially changed to a bedroom with sitting room at the rear of the property nearer the conservatory. The room itself measures some 15ft in length with an attractive bay frontage allowing natural light to flood the space with carpeted flooring and radiator below the uPVC double glazed windows. Stepping through the door ahead you will find yourself within a central hallway granting access to all living spaces within the property serviced by the three piece shower room complete with a walk in shower featuring a fully tiled surround including vanity storage and a wall mounted heated towel rail.





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The front of the property is also occupied by a versatile space formerly the second bedroom, this space currently functions as a dining room with a front facing aspect and all carpeted flooring. This room could suit any purpose of a potential buyer. Sitting in the middle of the property is the smaller of the three bedrooms, this space is currently serving as a storage space however could operate as a single bedroom, office or nursery if preferred. The main bedroom sits towards the rear of the property on this same side of the home with carpeted flooring and two radiators set either side of the fireplace. The room basks in natural light courtesy of uPVC French double glazed doors leading directly into the double glazed and recently added conservatory with views into the rear garden creating the ideal spot to sit and relax. As mentioned before, this space could be turned into the potential sitting room with views into the rear garden and the current sitting room turned into the main bedroom. The kitchen comes on the adjacent side of the property with wood effect flooring laid underfoot giving way to a range of wall and base mounted storage with integrated appliances including dual eye level ovens and four ring gas hob with additional space allowing for a freestanding fridge/freezer with plumbing for a washing machine. Stepping beyond a handy storage cupboard within the kitchen, you will step down into the rear porch with additional storage cupboard housing the gas central heating boiler and making the ideal space to slip off coats and shoes before heading into the rest of the property after a walk through one of the many beautiful waling spots nearby.

FIND US

Postcode : NR32 2PS

What3Words : ///whips.global.comb

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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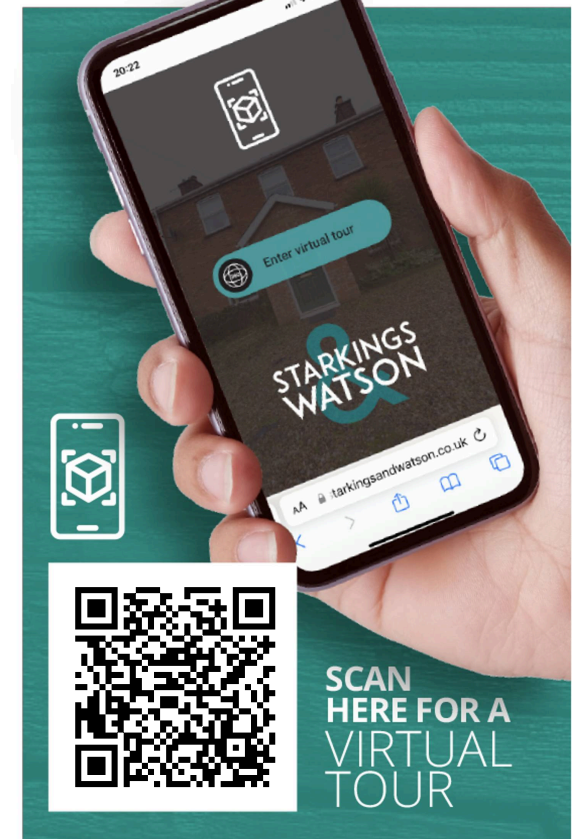
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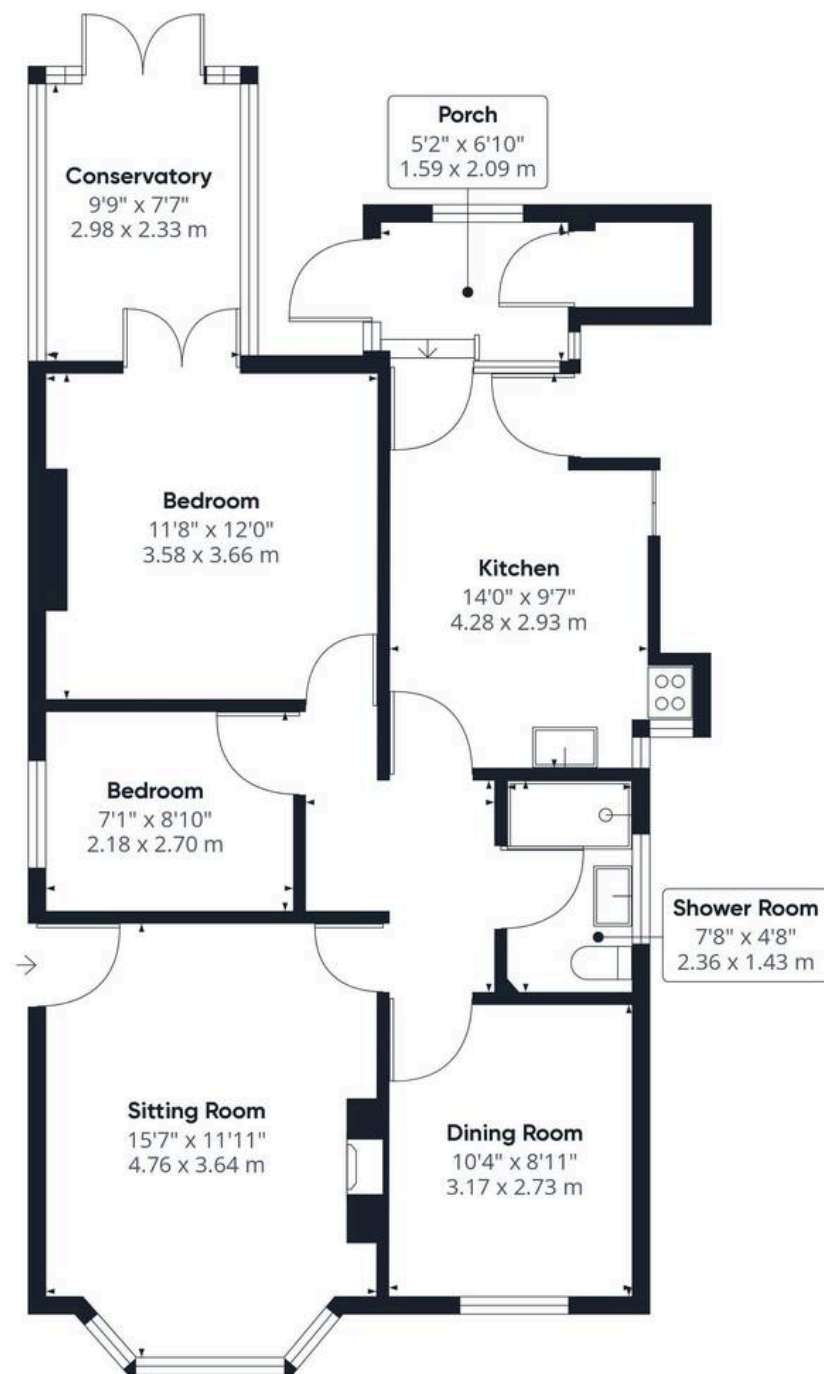




THE GREAT OUTDOORS

Externally, the rear garden is fully enclosed on all sides with timber fencing running parallel to one another with a predominantly laid to lawn garden space bordered with shingle planting edges giving way to a generously sized garage and off road parking. The parking itself is accessed via a road beyond the property, whilst the garage has been constructed in such a way to potentially allow further accommodation above (stp) with large electric roller doors to the front, making this space ideal for off road parking or potential use as a workshop or even business premises for the right buyer.





Approximate total area⁽¹⁾

823.86 ft²

76.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.