

# HARDIMANS



**103 Crestview Drive**  
, Lowestoft, NR32 4TW  
**Asking Price £295,000**

# HARDIMANS



2



1



3



**103 Crestview Drive,  
Lowestoft, Suffolk, NR32  
4TW**

Nestled in the desirable area of Crestview Drive, Lowestoft, this 2 bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer.

Set on a generous corner plot, the property benefits from a lovely outdoor space, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. The surrounding area is known for its friendly community and accessibility to local amenities also being on a bus route, making it an ideal choice for families, retirees, or anyone looking to settle in a peaceful yet vibrant neighbourhood.

This delightful bungalow in a popular location, offers both comfort and potential. Whether you are looking to downsize or seeking a new beginning, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

**PORCH**

uPVC double glaze door to front entrance, uPVC double glaze window to side aspect and covered ceiling.

**HALLWAY**

airing cupboard with Baxi Boiler, built in storage cupboard, loft hatch, radiator and coved ceiling.





### **LIVING ROOM**

upvc double glaze window to front aspect, wood burner with exposed brick fireplace with mantle, upvc double glaze double doors into conservatory, radiators and coved ceiling.

### **CONSERVATORY**

uPVC windows surround, uPVC double glaze double doors into garden and radiators.

### **KITCHEN**

window into lean to, worktop space, cupboards and drawers under, cupboards above, twin sink with drainer, tile splash back, hob with extractor fan above, AEG double eye level oven and coved ceiling.



### **DINING ROOM**

upvc double glaze into rear aspect, radiator and coved ceiling.

### **SUN ROOM**

upvc double glaze windows to rear and side aspect, upvc double glaze door to rear access

### **WC**

upvc double glaze frosted window to rear aspect, low level WC, hand wash basin with cupboards under, chrome effect towel radiator.



## BATHROOM

uPVC double glaze frosted window to side aspect, low level WC, hand wash basin with cupboards below, large shower cubicle, chrome effect towel radiator and covered ceiling.

## PRIMARY BEDROOM

uPVC double glaze window to front aspect, radiator and covered ceiling.

## BEDROOM 2

upvc double window to front aspect radiator and covered ceiling.

## OUTSIDE

To the front, fully enclosed lawned garden with mature shrubs, brick wall surround, gate, paths. To the rear, fully enclosed lawned garden with mature shrubs, greenhouse, shed, path, brick weave patio area, side access to garage, access gate from driveway,

## GARAGE

## TENURE

Freehold

## COUNCIL TAX BAND

D

## MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very low

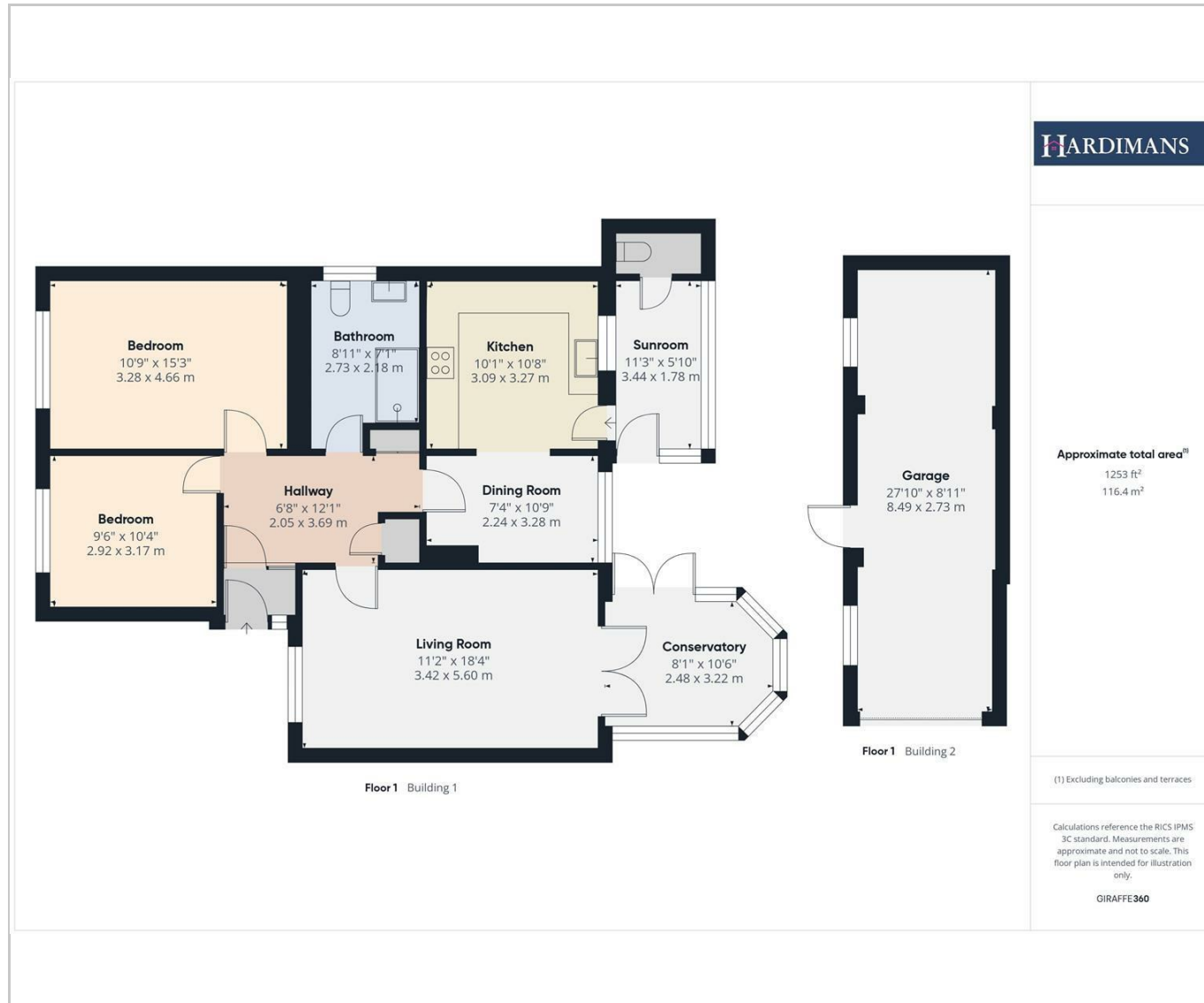
\* Broadband: Fixed wireless -

Could achieve speeds of Ultrafast 10000mbps



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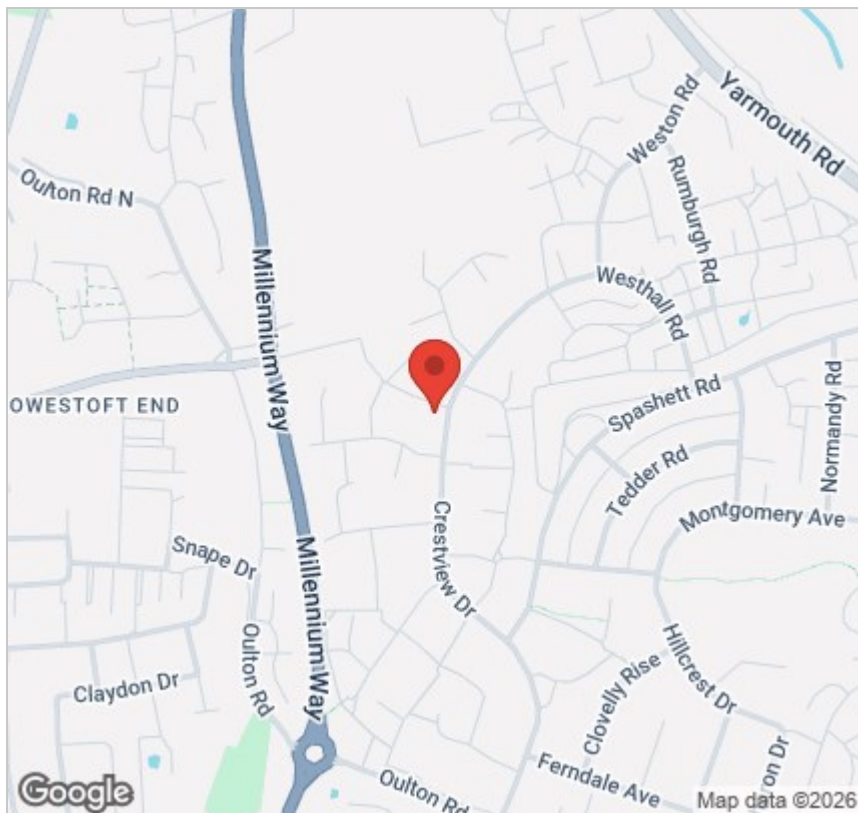
# Floor Plan




\* Mobile: Mobile phone coverage good with Vodafone inside and out, yet likely to depend on supplier.

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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