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PROPERTY DESCRIPTION:

A SKILLFULLY EXTENDED & VERY SPACIOUS 3 BEDROOM DETACHED BUNGALOW SITUATED IN A SOUGHT AFTER LOCATION WHICH IS CLOSE TO LOCAL SHOPS, DOCTORS AND BUS ROUTE

Crestview Drive
Lowestoft NR32 4EL

£299,950



ACCOMMODATION

Double Glazed Front Door To:

Entrance Porch:

Tiled floor, radiator, cove and textured ceiling

Cloakroom:

Comprising: Low level W.C, wash hand basin, tiled walls, double glazed window to rear, tiled floor, cove and textured ceiling

Inner Hall:

Tiled floor, radiator, airing cupboard, cove and textured ceiling

Spacious Lounge: 20' 10" x 13' 0" (6.36m x 3.97m)

Coal effect gas fire in stone surround with display shelf to side, parquet flooring, radiators, double glazed window to front, telephone point, television point, wall light point, glazed folding doors to:

Good Size Family Room: 19' 8" x 17' 8" (6.00m x 5.38m)

Coal effect gas fire with marble hearth and stone chimney breast, double aspect room with double glazed window to front and double glazed patio door to side, wall light point, radiator, cove and textured ceiling

Large Kitchen/Dining Room: 20' 7" x 12' 7" (6.28m x 3.84m)

Modern kitchen/dining room comprising: Sink and drainer with mixer tap and cupboard below, further range of eye and base units, work tops, 4 ring electric hob, filter above, built in oven/grill, space and plumbing for dish washer, integral fridge/freezer, radiator, television cable, room for further electrical appliance, tiled floor, part tiled walls, double aspect with double glazed window to front and double glazed double doors to rear, cove and textured ceiling

Utility Room: 9' 2" x 6' 0" (2.79m x 1.84m)

Sink and drainer with cupboard below, work top, floor mounted boiler for gas heating to radiators, tiled floor, part tiled walls, double glazed window to rear, cove and textured ceiling

Bedroom 1: 14' 1" x 13' 11" (4.28m x 4.23m)

Range of built in wardrobes with matching dressing table and drawers, double glazed window to side, radiator, telephone point, wall light points, cove and textured ceiling, door to:

En-Suite Bathroom:

Panel enclosed bath with shower mixer tap, Further shower enclosure, pedestal wash hand basin, low level W.C, bidet, tiled

floor and walls, double glazed window to rear, light/shaver socket, radiator, cove and textured ceiling

Bedroom 2: 13' 10" x 9' 9" (4.21m x 2.96m)

Double glazed window to rear, television cable, radiator, cove and textured ceiling

Wet Room:

Shower area, pedestal wash hand basin, low level W.C, double glazed window to rear, tiled floor area, tiled walls, radiator, cove and textured ceiling

Bedroom 3: 12' 6" x 11' 5" (3.82m x 3.49m)

Double glazed window to side, radiator, television cable, range of built in wardrobes with cupboards over, cove and textured ceiling

Further Separate Cloakroom:

Low level W.C, wash hand basin, tiled walls and floor, radiator, double glazed window to rear, cove and textured ceiling

Outside:

To The Front:

Ample off street parking for several vehicles, lawn, flower border, mature conifer trees, gated access to: Side Garden: Lawn, flower bed, mature conifer hedging

Single Garage: 23' 10" x 8' 0" (7.27m x 2.44m)

Double wooden Doors, personal door to rear, power and light

Rear Patio Garden:

Good size patio garden, outside light, raised flower bed, gated access to side garden



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92	(92-100) A		90
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D	58	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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