



## 44 Normanston Drive, Lowestoft

Offers in Region of £220,000

# 44 Normanston Drive

Lowestoft, Lowestoft

Situated on the edge of the ever-popular Oulton Broad area in North Lowestoft, this beautifully refurbished three-bedroom link semi-detached home offers an ideal blend of modern comfort and practical family living. Stylishly updated throughout to a high standard, it boasts a generous layout, quality fittings, and both front and rear enclosed gardens, making it a standout choice for those seeking space, privacy, and convenience in a sought-after location. With recent upgrades including a new combination boiler and quality flooring, this home is ready to move straight into.

## Location

Normanston Drive is ideally located in a highly desirable residential area on the northern fringe of Lowestoft, just a short distance from the picturesque Oulton Broad. This well-established neighbourhood offers a peaceful setting with easy access to a wide range of local amenities, including shops, schools, parks, and leisure facilities. Excellent transport links are close by, with Oulton Broad North and South railway stations providing convenient rail connections to Norwich, Ipswich, and beyond. The area is also well served by regular bus routes and major road links, making commuting simple and efficient. With its close proximity to the Broads National Park, beautiful walking routes, and the stunning Suffolk coastline just minutes away, Normanston Drive offers the perfect balance of convenience, community, and natural beauty.





## 44 Normanston Drive

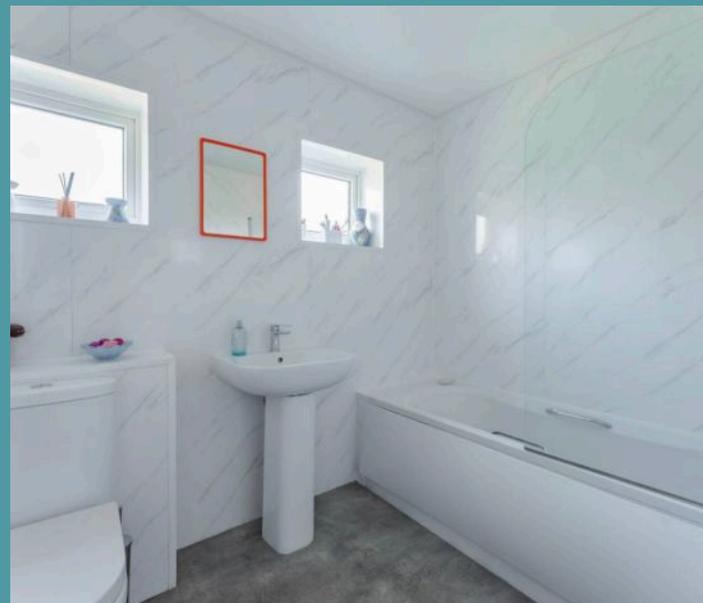
Lowestoft, Lowestoft

### The Property

As you step inside, a bright entrance porch welcomes you, with laminate flooring and access to both the main home and a useful side storage area. The spacious entrance hall creates a warm first impression, leading through to a bright and inviting lounge, perfect for relaxing or entertaining. Large uPVC windows flood the space with natural light, complementing the neutral décor and fitted carpet.

To the rear of the property, the heart of the home is a stunning open-plan kitchen and dining space, fitted with sleek white gloss cabinetry, extensive work surfaces, and integrated appliances. A walk-in full-length pantry cupboard adds exceptional storage, while the generous dining area comfortably accommodates a family-sized table. Practicality continues into the adjoining utility room, which provides additional appliance space and seamless access to the garden through sliding patio doors.

Upstairs, the home features three well-proportioned double bedrooms, each offering fitted carpets, ample power points, and pleasant outlooks through double glazed windows. A modern family bathroom has been stylishly fitted with a white suite including a shower over the bath, all finished with easy-clean aquaboard walls and a fresh, contemporary feel.





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Outside, the front garden is laid to lawn with mature flower and shrub borders, and there's off-road parking in front of the brick-built garage. The private rear garden is fully enclosed, offering a tranquil retreat with lawn, patio seating area, and established planting—perfect for enjoying sunny days or hosting gatherings.

Further benefits include gas central heating powered by a recently installed energy-efficient combi boiler, full uPVC double glazing, and generous internal and external storage solutions. This truly exceptional home combines quality, space, and location—early viewing is strongly recommended.

### Agency Note

We understand the property will be sold freehold, connected to all services.

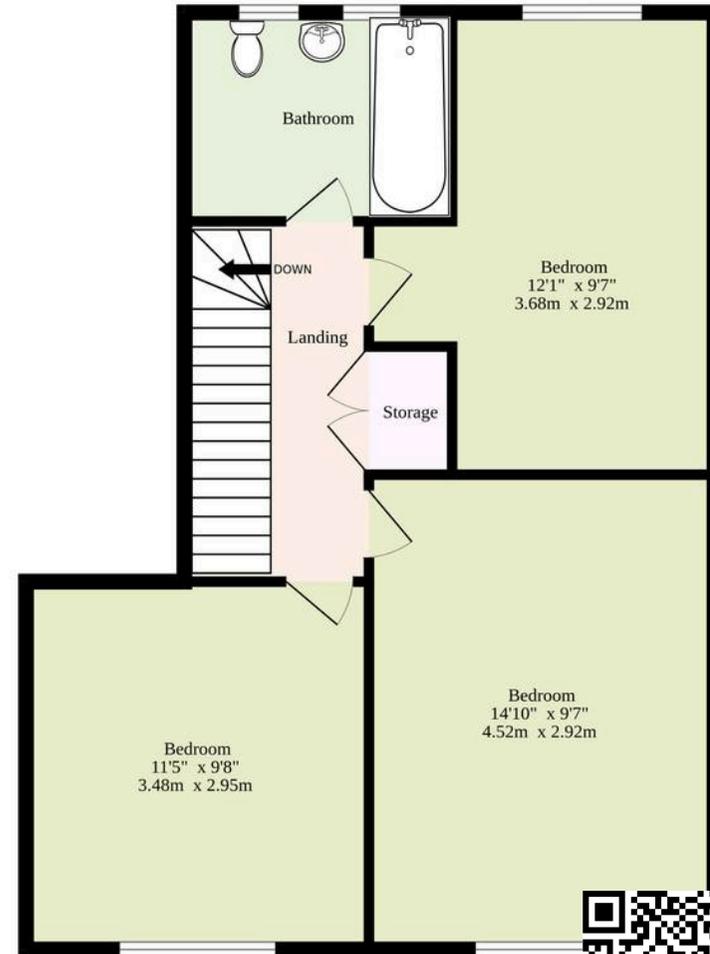


- Neutral decor & new carpets
- Situated Within Walking Distance of Lowestoft and Oulton Broad
- Spacious gardens with front parking space and brick built garage
- Recently installed combination gas boiler
- Separate utility room and storage area
- Modern open-plan kitchen/diner
- Modern bathroom suite with Aquaboard
- Excellent first time buy
- Recently refitted throughout

**Ground Floor**  
153 sq.ft. (14.2 sq.m.) approx.



**1st Floor**  
367 sq.ft. (34.1 sq.m.) approx.



Sqft Does Not Include Unmarked Rooms

**TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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