



36 Westwood Avenue, Lowestoft

Offers Over £200,000

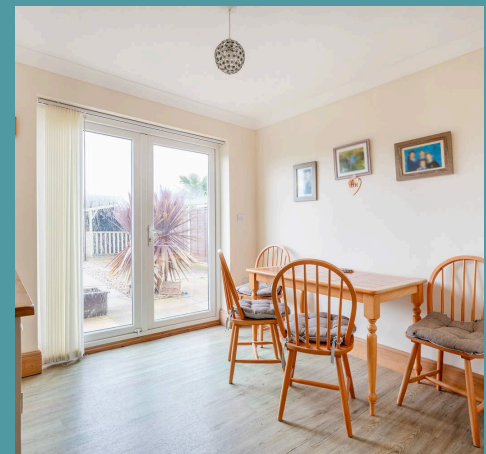
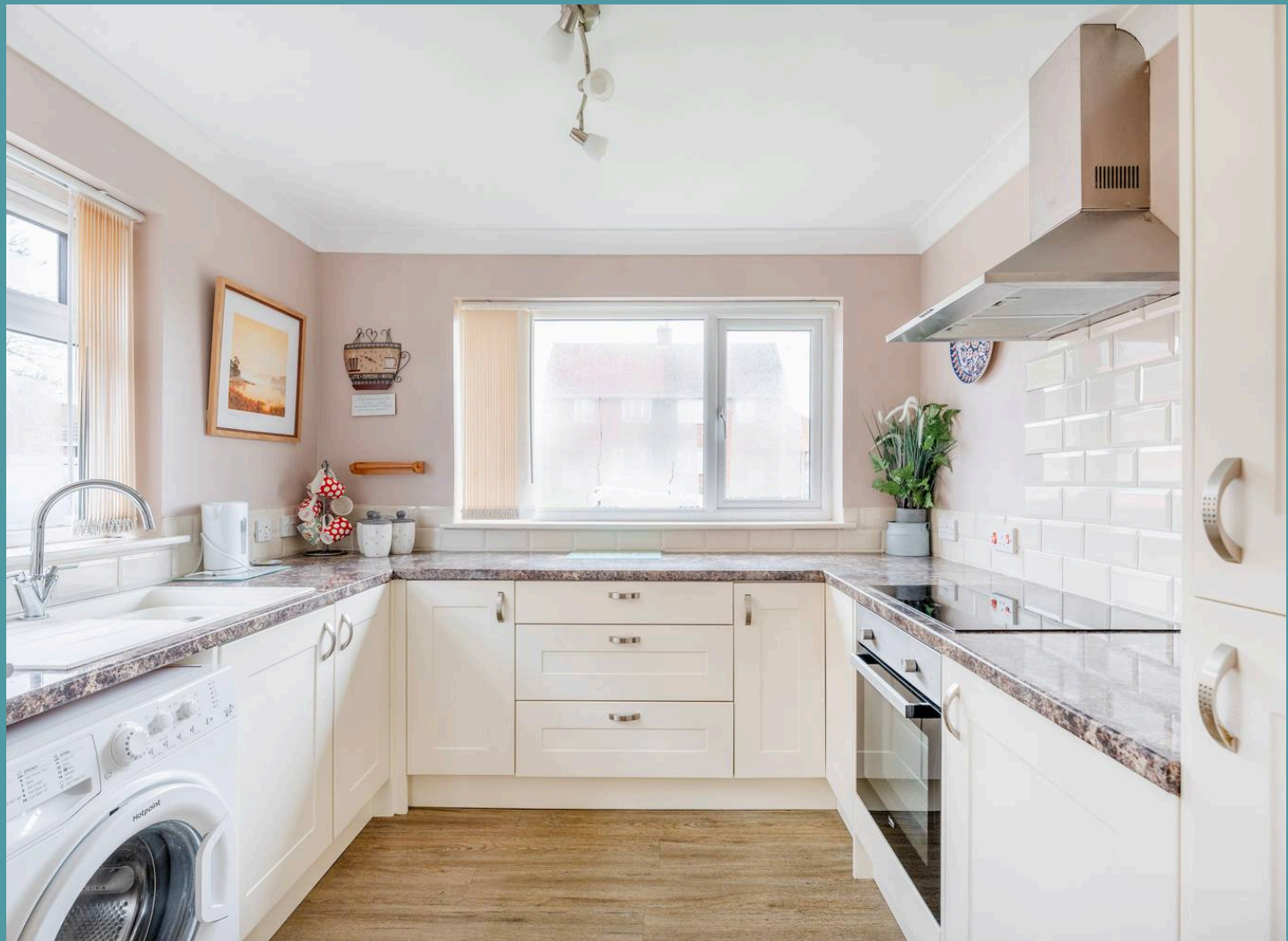
36 Westwood Avenue

Lowestoft

Welcome into this semi-detached bungalow that presents a perfect option for someone that requires single-floor living or if you are wanting to downsize without compromising on comfort and style. Showcasing a kitchen, an open-plan sitting/dining room, two sizeable bedrooms, a shower room and a low maintenance south-facing garden, with a driveway providing off-road parking. Its location within the coastal town of Lowestoft ensures you are within close proximity to local amenities, transport and the coast. Don't miss the chance to acquire this home and experience the comfortable and convenient lifestyle it has to offer.

Location

This home is located on the most easterly point of the British Isles, in the traditional seaside town of Lowestoft. This wonderful seaside destination is steeped in history and offers a delightful blend of coastal allure and urban convenience. With its Blue Flag award-winning sandy beaches, Victorian seafront gardens and two charming piers, residents are treated to strolls along the shore and tranquil moments amidst nature's beauty. There are a number of schools in the area to suit all ages, a range of amenities including a Post Office, Bus Station and Train Station, which both run regular services to Norwich and plenty of shopping facilities and restaurants.





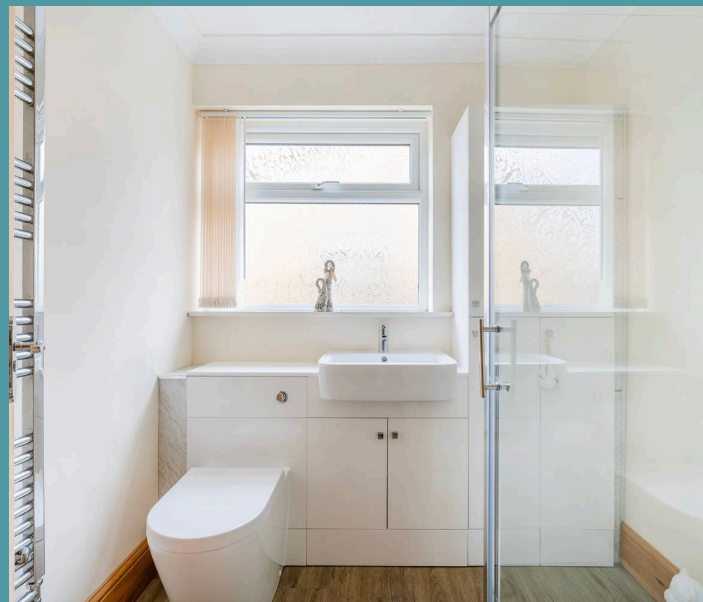
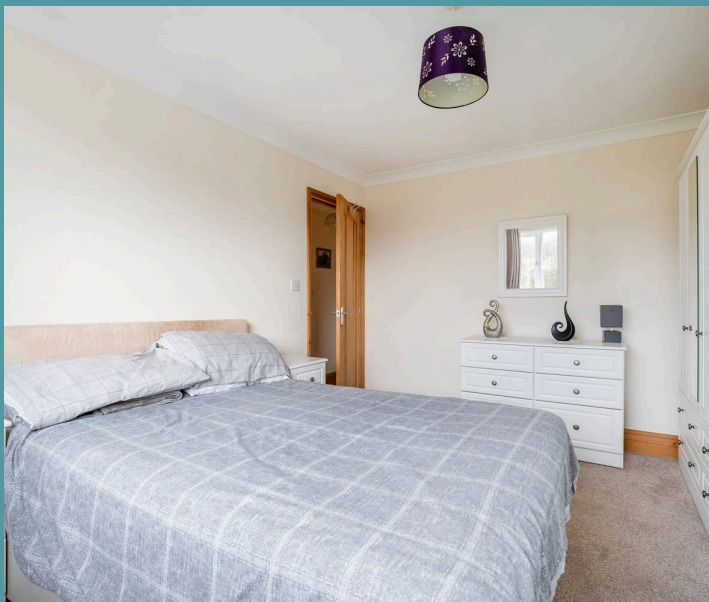
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Upon entering, you are greeted by a bright and airy interior that exudes a sense of warmth and homeliness. The open-plan sitting/dining room is a focal point of the home, filled with natural light, creating an inviting space for relaxation and entertainment. The kitchen is fitted with quality units, integrated appliances and plenty of storage space, to be able to cook your favourite meals.

The property comprises two comfortably sized bedrooms, each thoughtfully designed to offer relaxation and privacy. The second bedroom has the option to be a study, dressing room or guest room, depending on your own requirements. The shower room comprises of a three piece suite, to accommodate all residents in the household.

Towards the rear is a low maintenance south-facing garden, that is primarily artificial lawn, with a patio area and a pergola for you to place your outdoor seating arrangements. There is plenty of space for a timber shed, summerhouse or a greenhouse, to adapt to your own preferences. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a paved driveway providing off-road parking for multiple vehicles.





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Agents Notes

We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

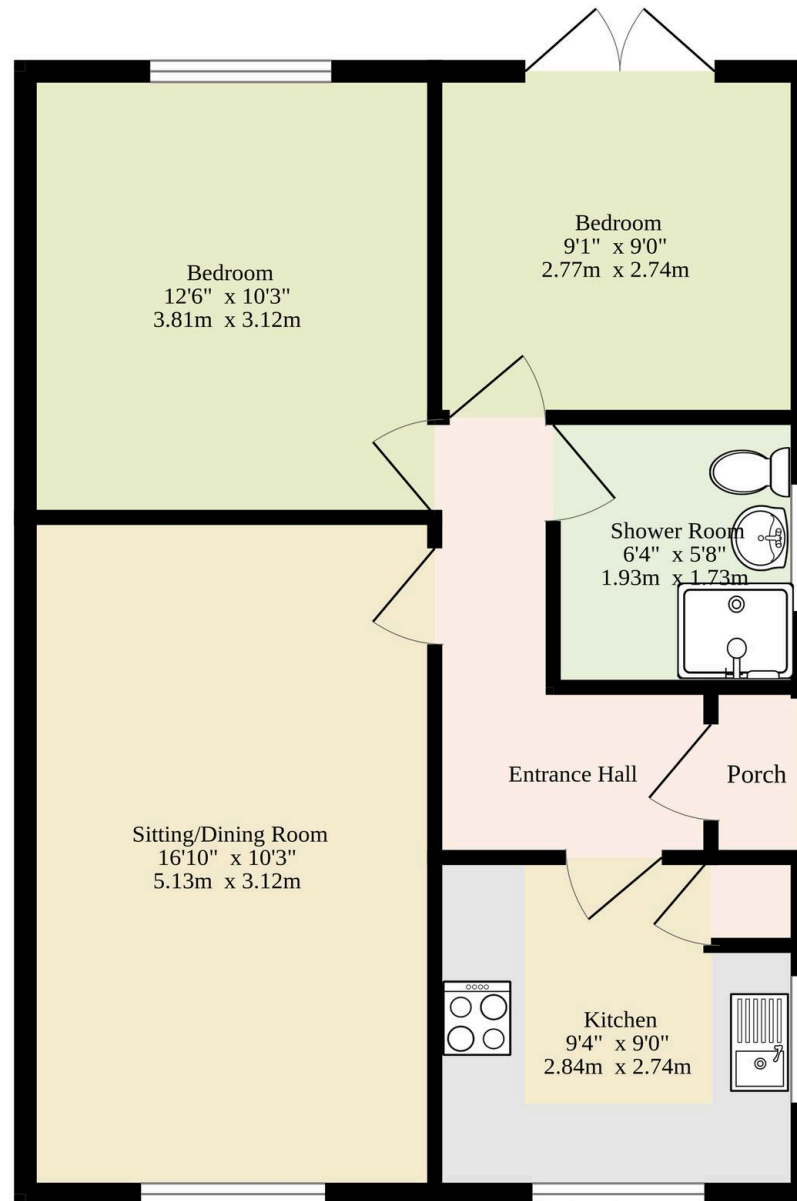
Heating system - Gas central heating.

Council Tax Band: A

- Chain free
- Perfect for someone looking to downsize without compromising on comfort and style
- Well-presented throughout, with bright and airy interior
- Semi-detached bungalow in the coastal town of Lowestoft
- Open-plan sitting/dining room filled with an abundance of natural light, inviting relaxation and entertaining
- Kitchen fitted with with quality units, integrated appliances and plenty of storage space
- Two bedrooms and a shower room
- Low maintenance south-facing garden that is fully enclosed for privacy and seclusion
- Paved driveway providing off-road parking for multiple vehicles
- Close to local shops, bus routes, healthcare facilities and the coast



Ground Floor
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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