



36 Blackheath Road, Lowestoft

Lowestoft



Minors & Brady

36 Blackheath Road

Lowestoft

A generous rear garden and a peaceful Pakefield-edge setting give this detached bungalow an appealing sense of space, offering a relaxed lifestyle with the coast and local amenities close by. Inside, the property is well presented throughout, featuring a bright open-plan living/dining room, a modern fitted kitchen, two comfortable double bedrooms and a shower room with a separate WC. The extensive lawned garden provides excellent scope for extension or the creation of outbuildings (stpp), with rear vehicular access offering potential for parking or a garage. With modern fixtures and fittings, gas-fired central heating, double glazing and the advantage of being chain free, it is a home that combines immediate comfort with long-term opportunity.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

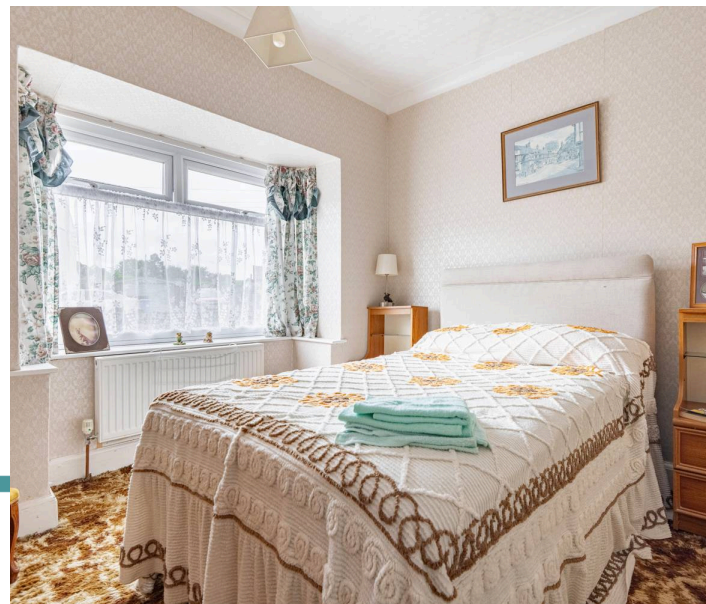


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- Detached bungalow positioned on a generous-size plot, located on the fringe-of-Pakefield within reach of the coast
- Potential for extension or development of outbuildings (stpp)
- Well-arranged living areas providing comfortable, practical rooms for day-to-day use
- Kitchen fitted with cabinetry, worksurfaces, a freestanding oven and plumbing for laundry goods
- Three bedrooms suitable for family living, guests or a home office
- Modern shower room, with a separate WC for convenience
- Private rear garden with a patio, a sweeping lawn and scope for seating, planting or general outdoor enjoyment
- Vehicular access at the rear allowing for off-road parking or the creation of a garage (stpp)
- Double glazing and efficient heating supporting comfortable year-round living
- Easy access to a wide range of amenities within the town, including shops, schools for all ages and transport links



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Blackheath Road sits on the fringe of Pakefield, giving you a settled residential setting with the coast close enough to enjoy whenever you want. Pakefield Beach is the nearest stretch of shoreline, offering long sands and open views within a short walk or quick drive. Day-to-day shopping is covered by Aldi, Morrisons, Sainsburys, Asda, and the wider choice at Pakefield Retail Park, all within practical reach. Families tend to look toward Pakefield Primary School, Pakefield High School, and Red Oak Primary School, each serving the local area. Transport links are straightforward, with regular buses running along the main routes toward the town centre, Oulton Broad, Beccles and Norwich, and Lowestoft station providing direct rail into Norwich. The lifestyle here suits anyone wanting coastal access, reliable amenities and a neighbourhood that supports an easy, steady routine.



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A well-presented chain-free detached bungalow in a sought after South Lowestoft location on the fringe of Pakefield, offering generous gardens, modern comforts and excellent scope for future enhancement. The property has been maintained to a very good standard throughout and provides a welcoming layout suited to a range of buyers.

An entrance porch leads into a central hallway, giving access to a bright open-plan living/dinning room with a double aspect and views across the rear garden.

The modern fitted kitchen includes a full range of contemporary units, extended work surfaces, tiled splashbacks, a stainless-steel sink and space for appliances, with a walk-in cupboard housing the energy-efficient gas boiler. A rear lobby provides further appliance space and direct access to the garden.

There are two well-proportioned double bedrooms, a modern shower room with an oversized cubicle, and a separate WC.

The rear garden is a particular highlight: an extensive lawned plot offering superb potential for extension or the development of outbuildings (stpp). Vehicular access at the far end of the garden provides the opportunity for off-road parking or the creation of a garage if required. The front garden is neatly arranged with ornamental stone and planting, giving the property a smart and welcoming approach.

With its generous outdoor space, modern fixtures and fittings, and desirable coastal location, this is a home that offers both immediate comfort and long-term potential.

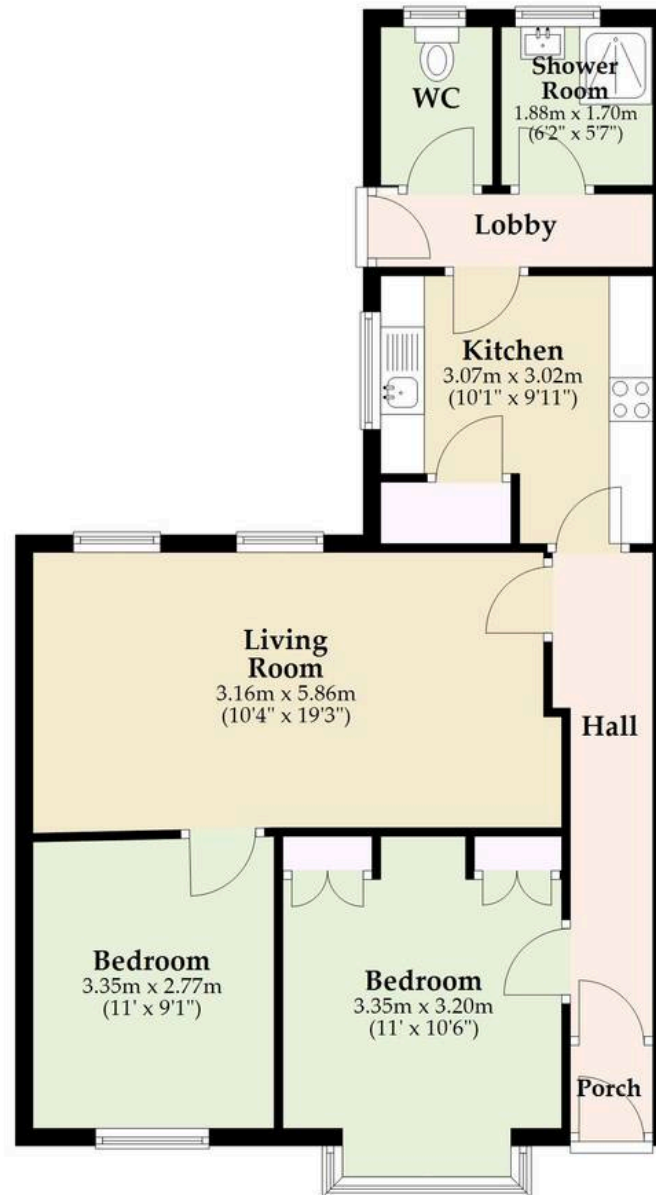
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 65.3 sq. metres (702.4 sq. feet)



Total area: approx. 65.3 sq. metres (702.4 sq. feet)

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.

Plan produced using PlanUp.

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