



44 Blackheath Road, Lowestoft

Minors & Brady



## 44 Blackheath Road

### Lowestoft

Just moments from the Suffolk coastline and thoughtfully extended to accommodate modern family life, this spacious semi-detached residence offers a wonderful sense of flexibility both inside and out. Set along a well-established residential road in Lowestoft, the property pairs generous living accommodation with an extensive rear garden, creating a home equally suited to busy family routines, entertaining guests and enjoying time outdoors. With four versatile bedrooms, character features, ample storage, off-road parking and future potential within the loft space, this is a property designed to evolve alongside its owners while enjoying all the benefits of coastal living.

### Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.





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## Lowestoft

- Semi-detached residence positioned down a residential road in the coastal town of Lowestoft
- Double-storey extension at the rear to offer spacious and flexible accommodation for family living
- Brand-new boiler installed only 5 years ago
- Bay-fronted living room that is filled with natural light, with a focal point of an open fireplace
- Dining room that invites gatherings, with the addition of a large cupboard/utility
- Kitchen is fitted with cabinetry, a range-style oven, areas for your appliances and French doors that open out to the garden
- Four bedrooms that range in size, with the flexibility to have a home office, dressing room or a nursery
- Flexible loft room that has the potential to be converted (stpp)
- A private, extensive garden featuring a sweeping lawn, planted beds, an ornamental pond, a timber shed and a garage/outbuilding
- Gated access at the rear to off-road parking





## 44 Blackheath Road

Lowestoft

### The Location

Blackheath Road is situated in a popular residential area of Lowestoft, providing convenient access to a range of everyday amenities and local services. The area is well regarded for its established community feel and accessibility to both the town centre and the Suffolk coastline.

A selection of shops, supermarkets, schools, and healthcare facilities can be found nearby, while Lowestoft town centre offers a wider range of retail, dining, and leisure opportunities. The town's renowned sandy beaches, seafront attractions, and open green spaces are all within easy reach, providing excellent opportunities for recreation and relaxation.

Lowestoft benefits from good transport connections, with regular rail services to Norwich and road links via the A12 and A146 offering access to surrounding towns and cities across Suffolk and Norfolk.

Blackheath Road offers an excellent opportunity to enjoy the convenience of a well-connected residential location while remaining close to the coastal attractions and amenities that make Lowestoft such a desirable place to live.



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# 44 Blackheath Road

Lowestoft

## Blackheath Road

Positioned along a residential road within the coastal town of Lowestoft, this spacious semi-detached home has been significantly enhanced by a double-storey rear extension, creating a versatile layout that is ideally suited to modern family life.

The bay-fronted sitting room provides a welcoming first impression, with natural light pouring through the large window and an attractive open fireplace creating a focal point within the space. Comfortable and inviting, it is a room equally suited to everyday family life and entertaining guests.

Continuing through the property, the dining room forms a natural hub of the home, offering ample space for family meals, celebrations and social occasions. A built-in cupboard provides valuable storage and utility space, helping to keep day-to-day living organised whilst enhancing the practicality of the room.

The kitchen has been arranged with functionality at its core, fitted with a range of cabinetry, generous work surface areas and space for appliances. A range-style oven takes centre stage, while French doors open directly onto the rear garden, allowing natural light to fill the room and creating a seamless connection to outdoor living during the warmer months.





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Upstairs, four bedrooms provide flexible accommodation that can easily accommodate a growing family. The varying proportions allow buyers to tailor the space to suit their lifestyle, whether as children's bedrooms, guest accommodation, a nursery, dressing room or a dedicated home office. The family bathroom is fitted with a classic three-piece suite, serving the household with ease.

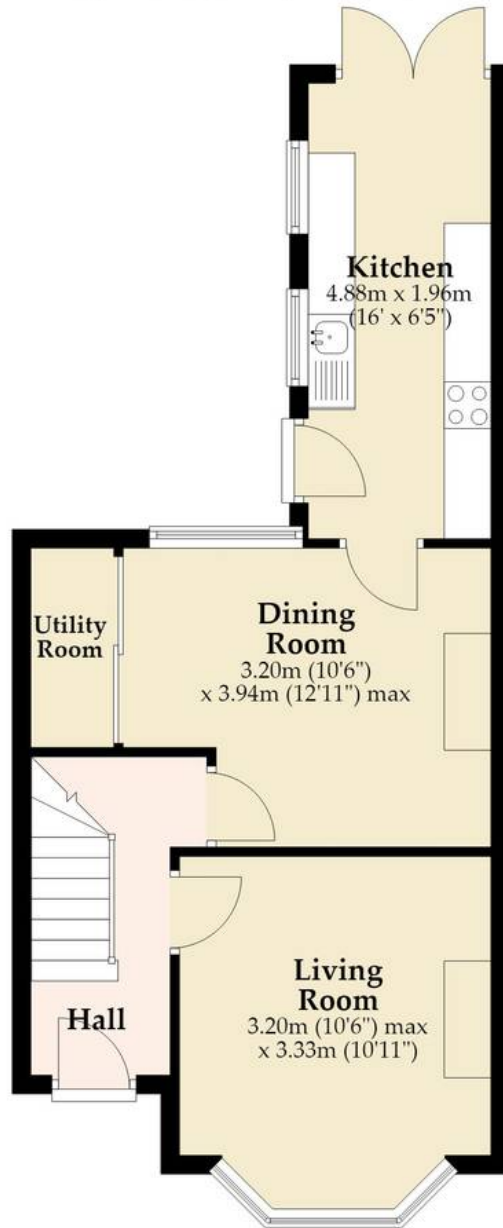
A further benefit is the loft room, which offers useful additional space and presents exciting scope for conversion into further accommodation, subject to the necessary planning permissions and building regulations.

Outside, the extensive rear garden is a standout feature. Predominantly laid to lawn, it provides an excellent space for children to play, gardening enthusiasts to enjoy and families to gather throughout the seasons. Established planted beds create colour and interest, whilst an ornamental pond brings character to the setting. A timber shed and garage/outbuilding offer excellent storage and workshop options, with gated rear access leading to off-road parking for added convenience.



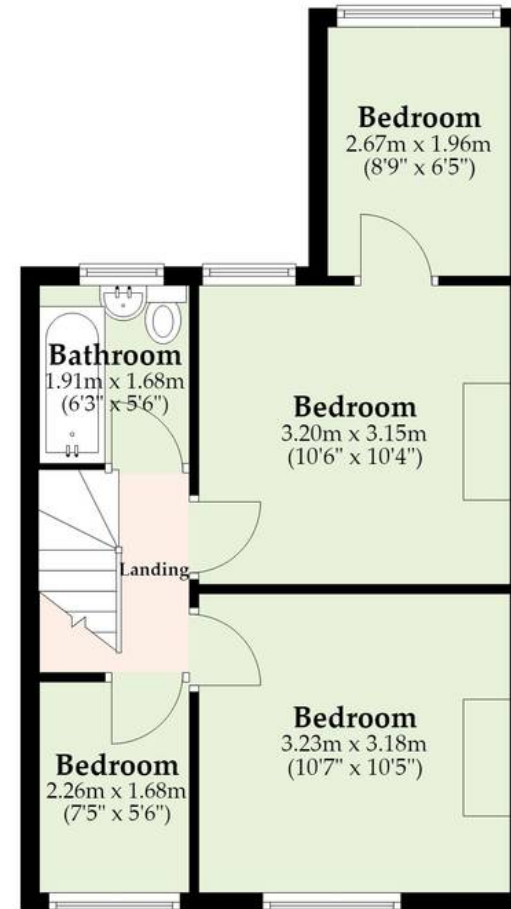
## Ground Floor

Approx. 40.8 sq. metres (438.6 sq. feet)



## First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



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Total area: approx. 78.2 sq. metres (841.6 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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