

HARDIMANS



Oaklyn Black Street
Gisleham, Lowestoft, NR33 8EL
£480,000



**Oaklyn Black Street,
Gisleham, Lowestoft, Suffolk,
NR33 8EL**

BUILDING PLOT AND BUNGALOW. A Fantastic development opportunity for this desirable property comprising an existing detached 3 bedroom bungalow offering scope to extend and improve, together with outline planning permission granted to build a substantial 4 bedroom bungalow together with detached garage.

The property is set in a beautiful rural location approached by a country lane, and is set in grounds extending to approx 0.60 acres, bounded by established hedgerows and a variety of trees.

The property is situated not far from the A47 (former A12), which provides easy access to Lowestoft Town towards the north and south towards Ipswich. In addition the Suffolk heritage coastline and the town of Southwold are also within easy travelling distance.

Please note the outline planning has been approved subject to some reserved matters of appearance, landscaping, layout and scale. Full details can be found on the EastSuffolk planning portal under 'public access'.

COVERED ENTRANCE

mahogany upvc double glazed door to:-

SPACIOUS ENTRANCE HALL

night store heater, access to roof void, built-in cloaks cupboard with meters and fuse box.





GOOD SIZE LOUNGE

16'0" x 10'10" (4.88 x 3.31)

picture window and side window with mahogany upvc double glazing, tiled fireplace.

DINING ROOM

9'7" x 9'7" (2.93 x 2.93)

double glazed window, built-in airing cupboard.

KITCHEN

11'6" x 6'3" (3.51 x 1.93)

range of base and wall units, double glazed window, glazed door to a lean to:-

CONSERVATORY

12'0" x 8'5" (3.67 x 2.58)

BEDROOM 1

12'7" x 9'11" (3.84 x 3.03)

mahogany upvc double glazed window.

BEDROOM 2

12'6" x 6'11" (3.83 x 2.12)

mahogany upvc double glazed window, fitted cupboard.

BEDROOM 3

8'9" x 8'10" (2.68 x 2.71)

mahogany upvc double glazed window.

SHOWER ROOM

5'5" x 4'10" (1.67 x 1.49)

SEPARATE WC

5'6" x 2'10" (1.70 x 0.87)

low level suite, mahogany upvc double glazed window.

OUTSIDE

Large gardens laid mainly to lawn enclosed by fencing and established hedgerows.

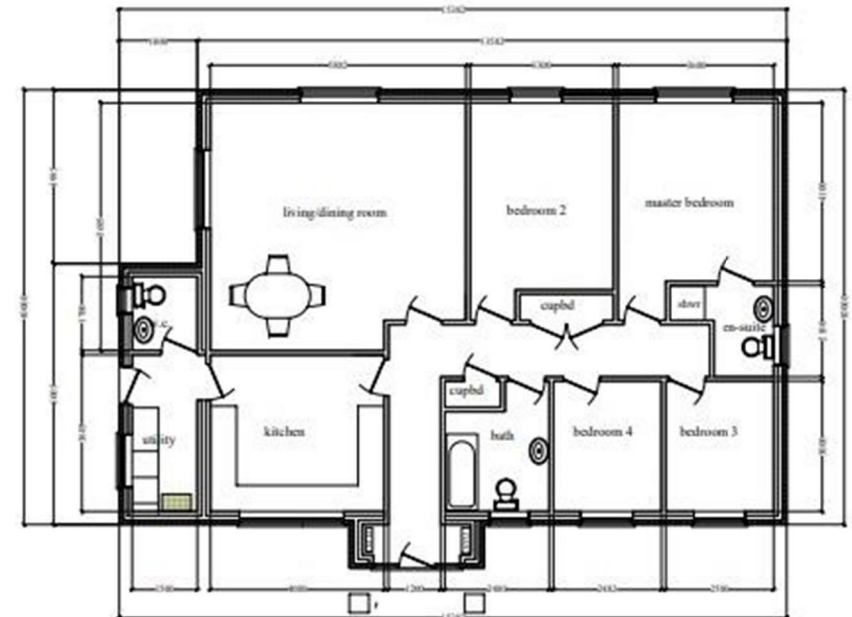
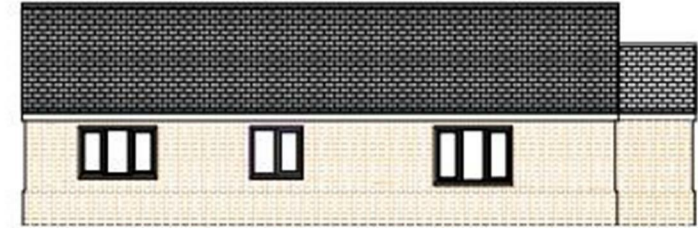
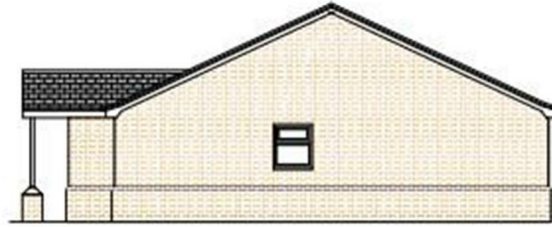
COUNCIL TAX BAND - EXISTING BUNGALOW

C

PLANNING PERMISSION

Outline planning permission was granted on the 14th October 2022 DC/22/2979/OUT for the construction of a detached bungalow with detached garage and associated works with some matters reserved.

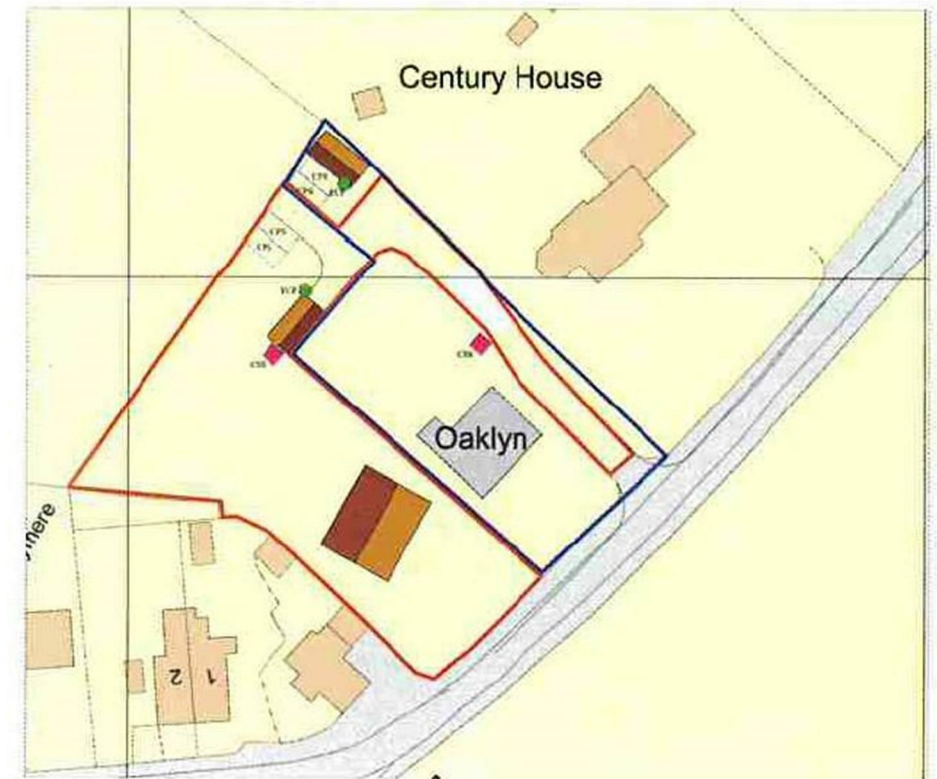
For full details please see EastSuffolk Council planning portal, and access the application via 'Public Access', using the postal code NR33 8EL. Then search under Oaklyn.



INDICATIVE BUNGALOW PLAN 1:100

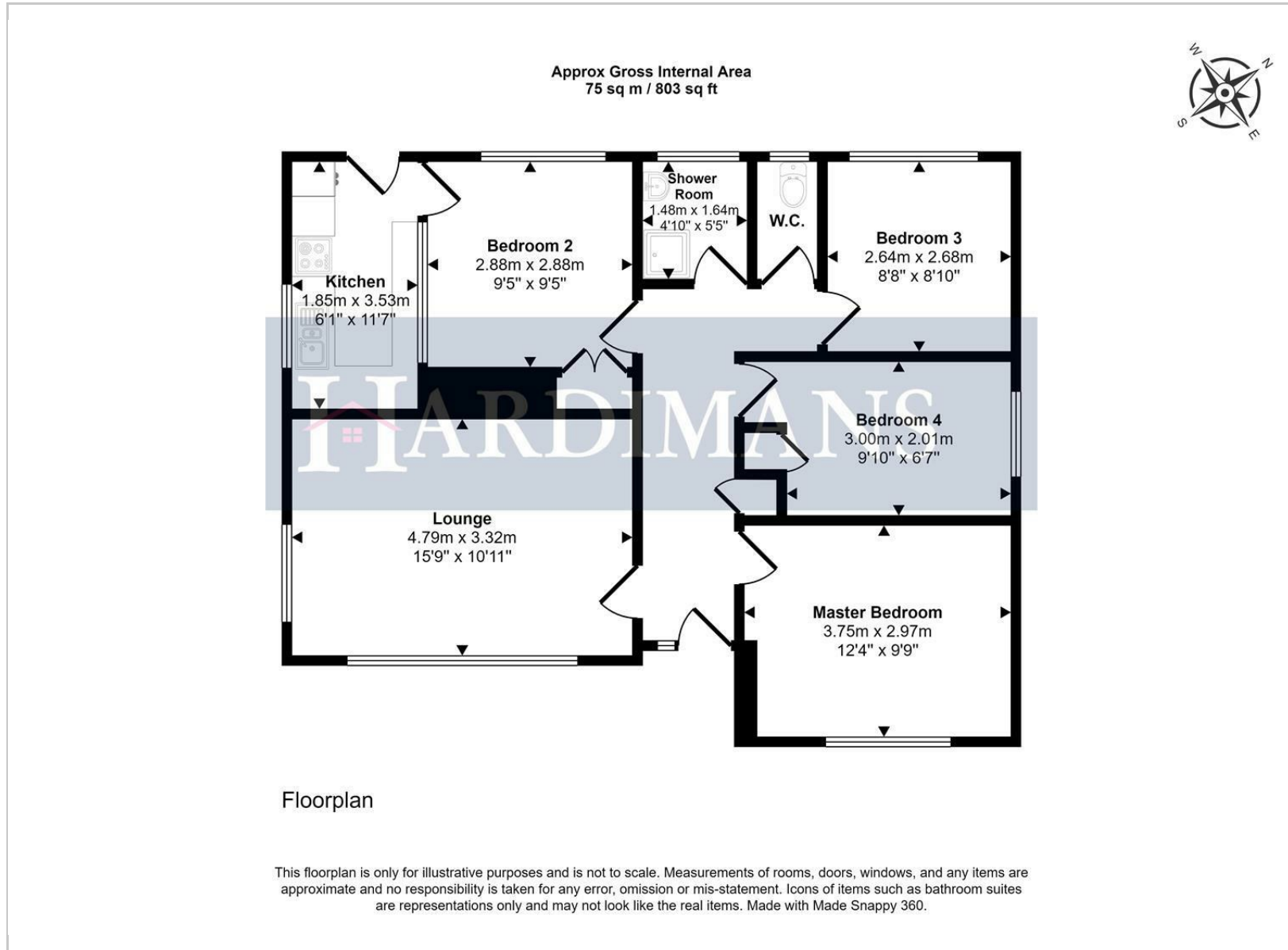


Digital Ordnance Survey. Site location plan

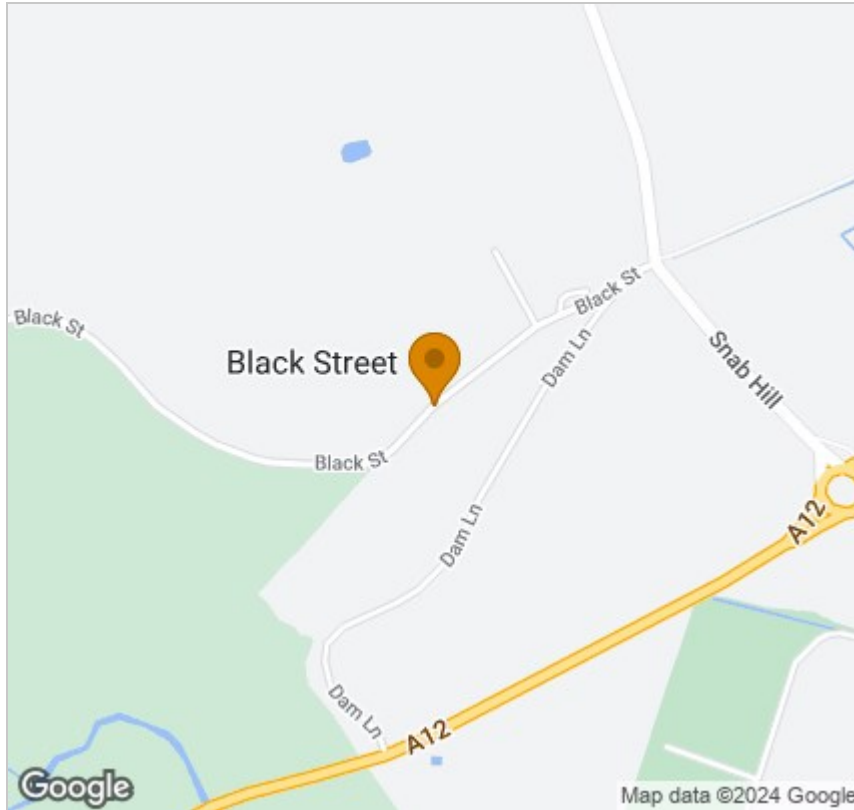


Digital Ordnance Survey with proposed alterations 1:500

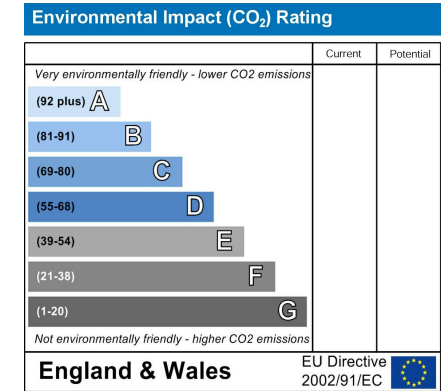
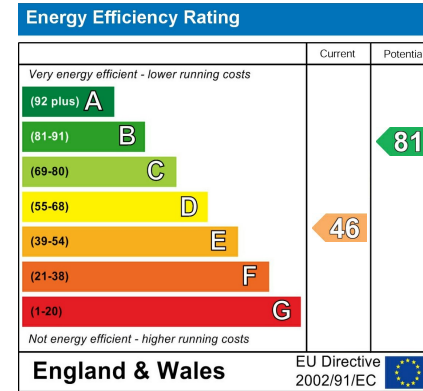
Floor Plan - Existing bungalow



Area Map



Energy Efficiency Graph Existing bungalow



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



134 London Road North, Lowestoft, Suffolk NR32 1HB
Tel: 01502 515999
www.hardimans.co.uk E: info@hardimans.co.uk

