

**Aldreds**  
Estate Agents



36 Blackheath Road

Lowestoft, NR33 7JG

Asking Price £240,000



## 36 Blackheath Road

Lowestoft, NR33 7JG

Aldreds are delighted to present this beautifully maintained two bedroom detached bungalow, presented to an good standard throughout. The property boasts an impressive rear garden extending to approximately 108ft, offering fantastic potential for further extension or the addition of outbuildings (subject to the necessary planning consents). The garden also benefits from vehicular rear access, providing excellent scope for off road parking or the construction of a garage. The spacious accommodation comprises an entrance porch leading into a welcoming hallway, a generous open plan lounge/diner, two double bedrooms, a modern fitted kitchen, rear lobby, a shower room, and a separate WC. Additional features include uPVC double glazing and gas central heating, powered by a modern Worcester energy efficient boiler. Ideally situated in a highly sought after South Lowestoft location, on the edge of Pakefield, the property is within easy reach of local amenities as well as the beautiful South Lowestoft and Pakefield beaches. Offered with no onward chain, early viewing is highly recommended to fully appreciate both the internal space and the exceptional outdoor potential this property has to offer.

### Entrance Porch

Laminate flooring, uPVC entrance door.

### Entrance Hall

Laminate flooring, radiator, loft access leading to insulated loft space, telephone & internet point.

### Lounge

19'6" x 10'7" (5.95 x 3.24)

Laminate flooring, coved ceiling, double aspect uPVC windows overlooking the rear garden, radiator, power points, tv point.

### Kitchen

9'11" x 10'1" (3.03 x 3.08)

Timber effect vinyl flooring, a full range of modern fitted kitchen units with extended work surfaces, stainless steel sink with single drainer, tiled splashbacks, recess for white goods including plumbing for a washing machine, power points, uPVC window, full length walk-in cupboard housing the modern energy efficient combination gas boiler.





### Rear Lobby

Timber effect vinyl flooring, uPVC door leading out to the rear garden, recess for white goods.

### Shower Room

Fitted bathroom flooring, modern oversized fully tiled shower cubicle, pedestal sink, part tiled walls, uPVC window, radiator.

### Separate WC

Fitted bathroom flooring, low level WC, radiator, uPVC window, tiled splashbacks.

### Bedroom 1

10'6" x 11'5" (3.22 x 3.49)

Fitted carpet, coved ceiling, walk-in uPVC bay window, power points, radiator.

### Bedroom 2

11'0" x 8'11" (3.37 x 2.74)

Fitted carpet, coved ceiling, uPVC window, power points, radiator.



### Outside

Outside to the front is a beautifully presented frontage which is laid to ornamental stone, concrete footpath leading to front door, a range of flower and shrub borders, all enclosed by low level timber fencing. Outside to the rear there are extensive lawned gardens (approximately 108ft) which are laid to lawn with a patio seating area, a range of ornamental stones, flower and shrub borders, timber and felt garden shed. Further to the rear is vehicular access creating potential ample off road parking or a garage (subject to the necessary planning consents), all enclosed by high shrubs and fencing with side paths leading to front garden. The gardens offer the potential for extension or development of outbuildings if required.



### Services And Tenure

Freehold

Mains Gas Electric Drains And Water

Council Tax Band - B

## Floor Plan



## Viewing

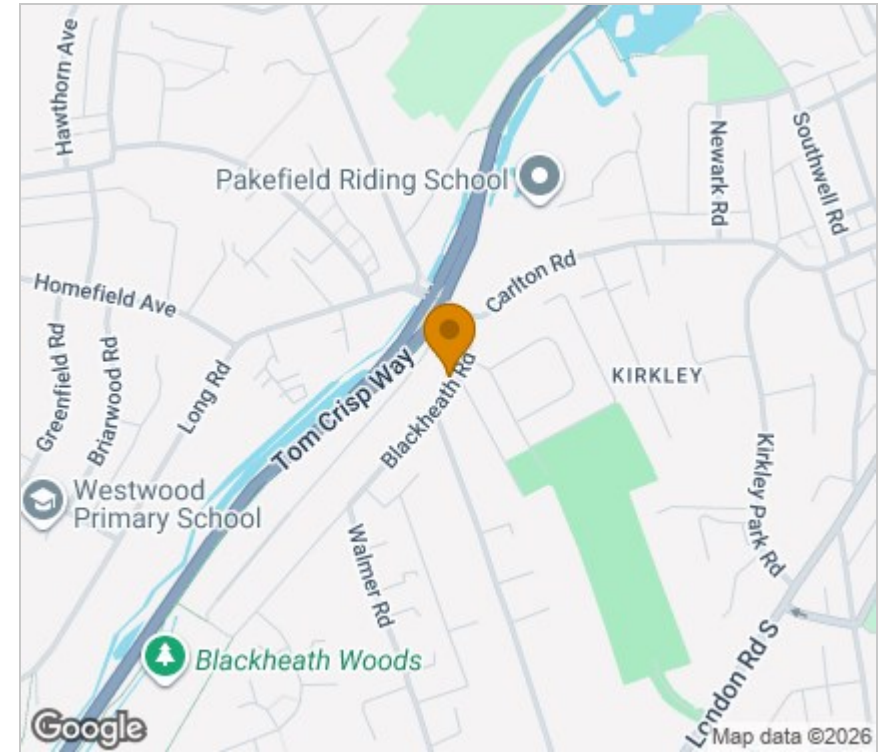
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

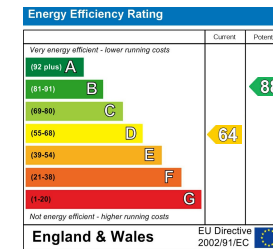
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## Area Map



## Energy Efficiency Graph



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