



142 Hall Road, Oulton Broad

Lowestoft



Minors & Brady

142 Hall Road

Oulton Broad, Lowestoft

A two-bedroom detached bungalow in one of North Oulton Broad's most sought-after locations. Positioned on a generous plot, the property benefits from a private, landscaped rear garden with a patio ideal for seating, an artificial lawn for easy upkeep, raised planted beds, and a timber storage shed. Inside, the home is bright and welcoming, featuring a spacious lounge with windows to two aspects, two well-proportioned bedrooms, a modern shower room, and a stylish kitchen that opens into a newly built conservatory with views over the garden. With off-road parking for multiple vehicles and excellent access to local shops, parks, schools, and transport links, this home offers comfortable, single-level living in a highly desirable area.



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- Two-bedroom detached bungalow proudly positioned in Oulton Broad North, Lowestoft
- Perfect choice for someone looking to downsize, or if you require a single-level layout
- The spacious living room benefits from windows to two aspects, filling the room with natural light throughout the day
- The modern kitchen is equipped with high-quality cabinetry, an integrated oven, induction hob, and dedicated spaces for appliances
- A newly built conservatory opens directly from the kitchen, providing panoramic views of the landscaped rear garden
- The stylish shower room features a walk-in shower, hand wash vanity, and WC
- The rear garden is private and thoughtfully landscaped, including a patio, low-maintenance artificial lawn, and raised planted beds
- The property includes off-road parking with space for multiple vehicles, ensuring convenience for residents and visitors
- The bungalow is located in a sought-after area within walking distance of Oulton Broad, providing easy access to local shops, schools and transport links



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Location

Hall Road in Oulton Broad North sits in a well-established residential area just south of Lowestoft town centre, offering a peaceful yet conveniently connected setting. The road lies only a short walk from the waters of Oulton Broad, providing easy access to boating, fishing, and riverside walks, with the wider Broads network close by for extended leisure opportunities. Local amenities are within easy reach, including small independent shops, convenience stores, and cafés that cater to everyday needs, while the town centre is just a few minutes' drive or a short bus ride away for larger supermarkets and high-street options.

Families benefit from a number of nearby schools, including Oulton Broad Primary School within walking distance, along with The Limes Primary Academy and Benjamin Britten High School a short drive away, ensuring accessible education at all stages. The area is well served by transport links: Oulton Broad North railway station is within walking distance, offering direct services towards Lowestoft and Norwich, and local bus routes connect the neighbourhood to surrounding towns and villages.



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Stepping through the front door, you're greeted by a bright and welcoming entrance hall that sets the tone for the rest of the home. The layout flows naturally, with each room thoughtfully positioned to make the most of space and natural light. The living room, with windows to two aspects, is filled with an abundance of natural light, offering plenty of room for both seating and dining, creating a flexible space for relaxing or entertaining.

At the heart of the home is the stylish kitchen, equipped with quality cabinetry, an integrated oven, an induction hob and under-counter areas for your own appliances. It opens directly into a newly built conservatory, a standout feature that captures panoramic views of the rear garden. Here, you can enjoy casual meals, unwind with a book, or simply watch the changing seasons from the comfort of your home.

The bungalow features two well-proportioned double bedrooms, each presented with taste and offering ample space for storage and furnishings. The modern shower room is sleek and fresh, comprising of a three-piece suite, including a walk-in shower, a hand wash vanity and a WC.

The rear garden is private and thoughtfully designed for easy maintenance. A patio provides a perfect space for seating arrangements or outdoor dining, while the artificial lawn offers a tidy, low-maintenance surface all year round. Raised planted beds add a touch of greenery and opportunity for gardening, and a timber storage shed is neatly positioned for practicality and convenience.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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Minors & Brady
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