



37 Farrer Drive, Oulton  
£270,000



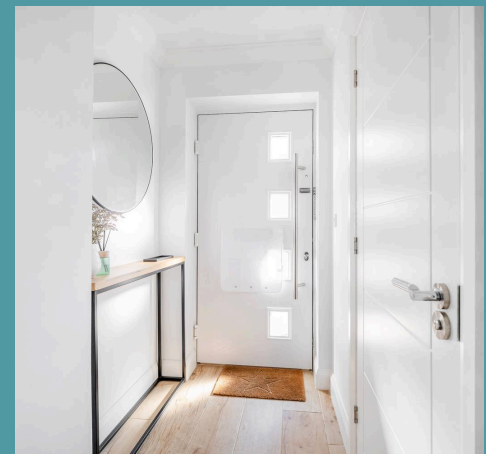
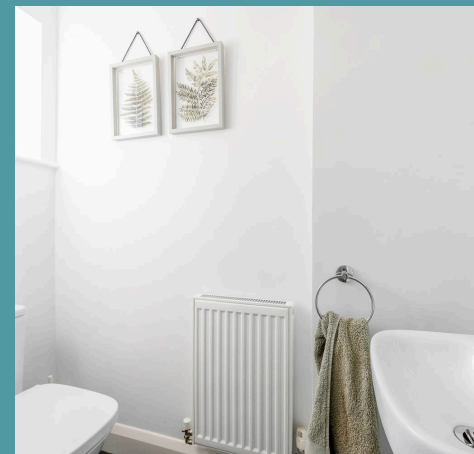
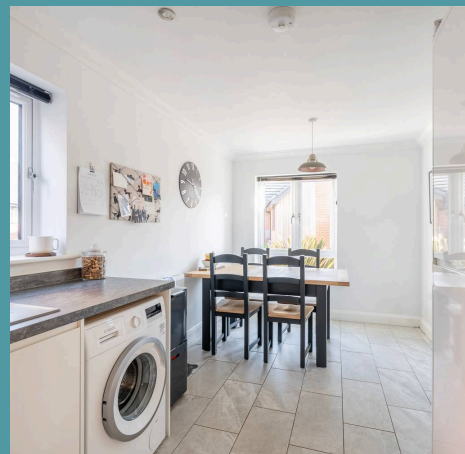
# 37 Farrer Drive

Oulton, Lowestoft

Built in 2019 by the esteemed Oldman Homes, lies this remarkable semi-detached residence, presenting the perfect opportunity for first time buyers or a family looking for a home that is presented to a high standard. Its bright and airy interior showcases an open-plan kitchen/dining room, an inviting sitting room, three bedrooms, a private en-suite and a family bathroom. Externally, you will find a well-kept garden, a brick-weave driveway and a garage for storage options. Experience a comfortable and convenient lifestyle, within the welcoming community of Oulton.

## Location

Oulton is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Close by is Oulton Broad, one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as sailing, canoeing, rowing & boating, as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. Oulton is well connected with two train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.



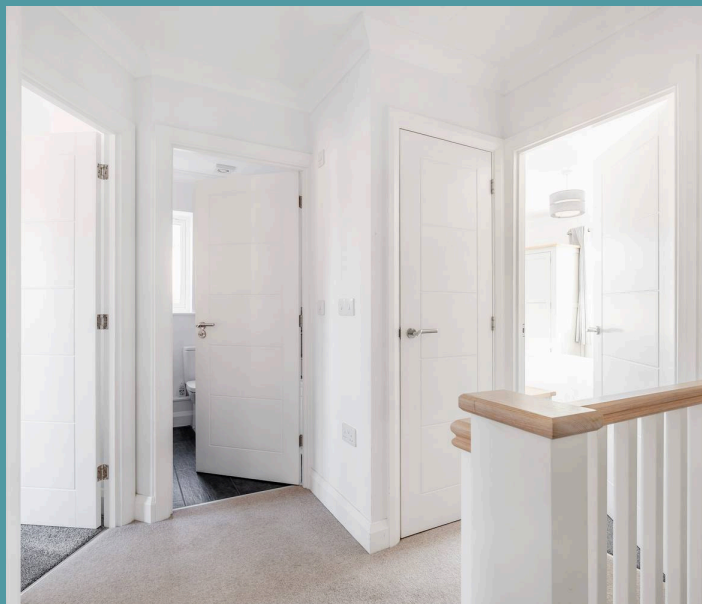


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Oulton, Lowestoft

Welcome inside this beautiful home, where you are greeted by a bright and airy entrance hall, complemented by a convenient WC. Positioned at the front of the residence is an open-plan kitchen/dining room, equipped with high-quality fixtures and fittings, including sleek wall and base units, integrated high-spec appliances and plenty of storage space, to enhance your cooking experience. Seamlessly flowing into the inviting dining room, where you can enjoy intimate family meals and gathering with loved ones. The sitting room is flooded with an abundance of natural light that pours in through the French doors, inviting relaxation and entertaining, with plenty of space to showcase your comfortable seating arrangements.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The principle bedroom flaunts a private en-suite, adding a luxury yet convenient touch, while the additional bedrooms are serviced by a family bathroom, complete with a contemporary three piece suite. The third bedroom has the versatility to be a home office, playroom or dressing room, depending on your own lifestyle preferences.







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Towards the rear is a well-maintained garden that is predominantly laid to lawn, with a patio area for your outdoor seating arrangements. It is fully enclosed so you can enjoy summer bbqs, garden activities or simply relaxing in seclusion. At the front of the residence is a brick-weave driveway providing off-road parking and a garage for storage options.

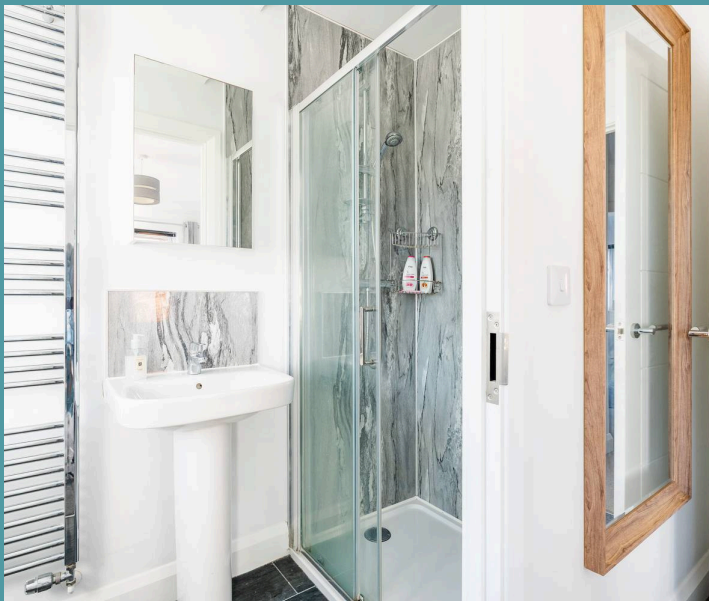
### Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: C



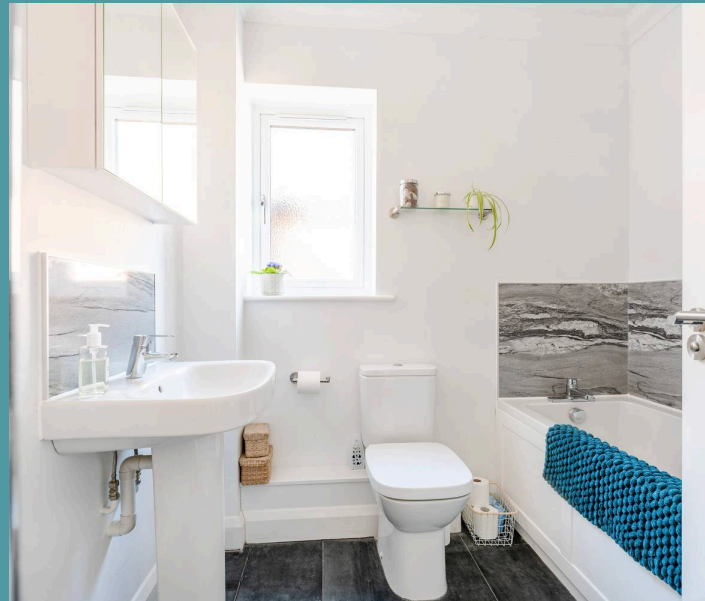
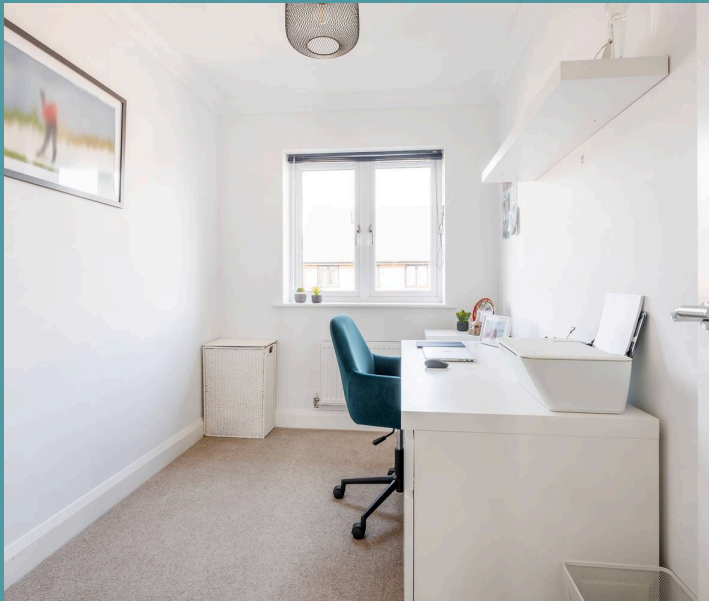




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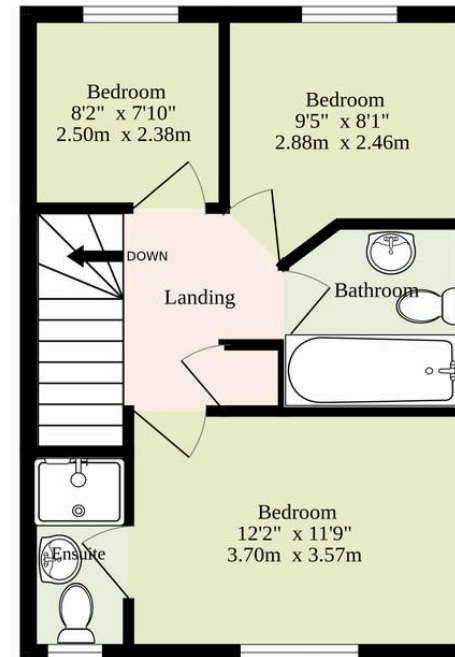
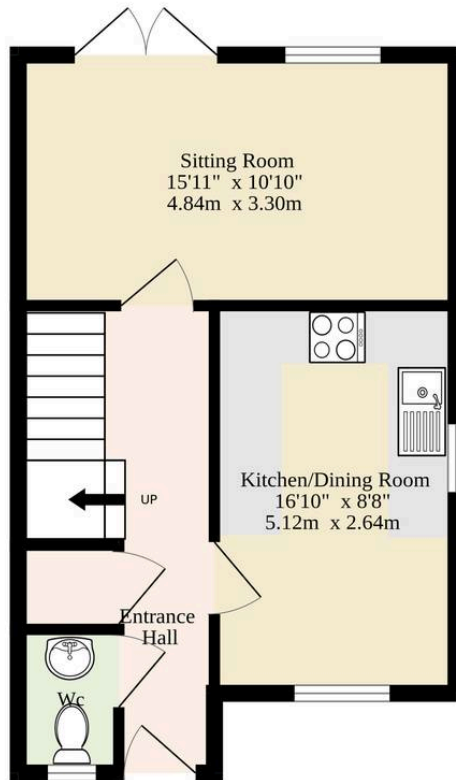
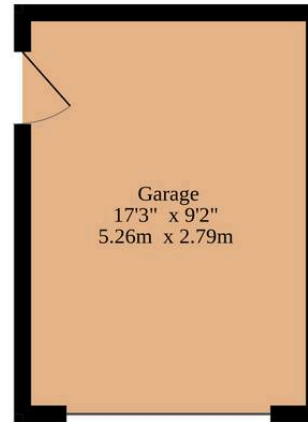
- Built in 2019 by the esteemed Oldman Homes, this semi-detached residence lies in the village of Oulton, within the coastal town of Lowestoft
- Open-plan kitchen/dining room equipped with modern fixtures and fittings, to enhance your cooking experience
- Perfect first time purchase or a family home, presented to an immaculate standard, ready for you to move straight in
- Sitting room filled with an abundance of natural light, inviting relaxation and entertaining
- Three bedrooms, a private en-suite and a family bathroom
- Beautifully maintained garden with a patio area and a laid to lawn, fully enclosed for privacy
- Brick-weave driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities, transport and scenic country walks





Ground Floor  
650 sq.ft. (60.4 sq.m.) approx.

1st Floor  
385 sq.ft. (35.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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