



34 Grampian Way, Oulton

Offers Over £275,000

34 Grampian Way

Oulton, Lowestoft

Proudly positioned in the sought-after area of Oulton, lies this extended semi-detached residence that presents itself as the perfect family home. Showcasing spacious and flexible accommodation that can adapt to your own preferences and style. You'll find a L-shaped sitting/dining room, a kitchen, a ground floor WC, three bedrooms and a bathroom. Externally, you will find a well-maintained garden, a double-width driveway and a garage for storage options. Don't miss the chance to acquire this home and experience all it has to offer.

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.



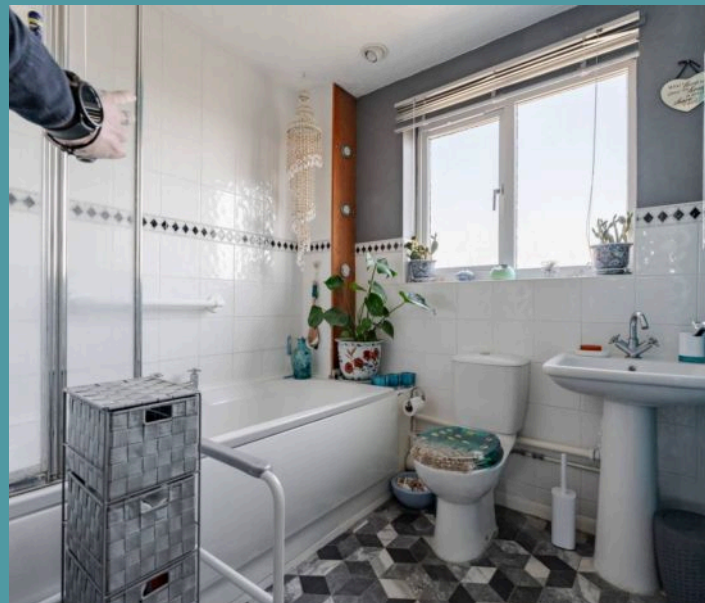
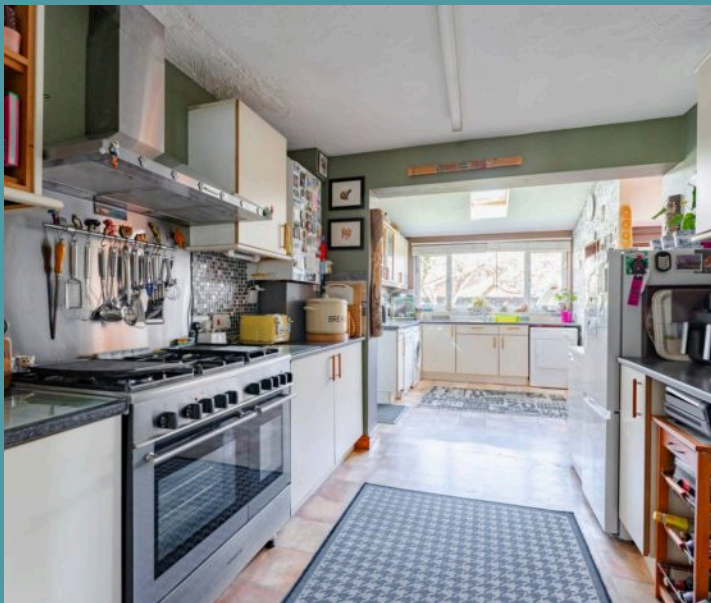


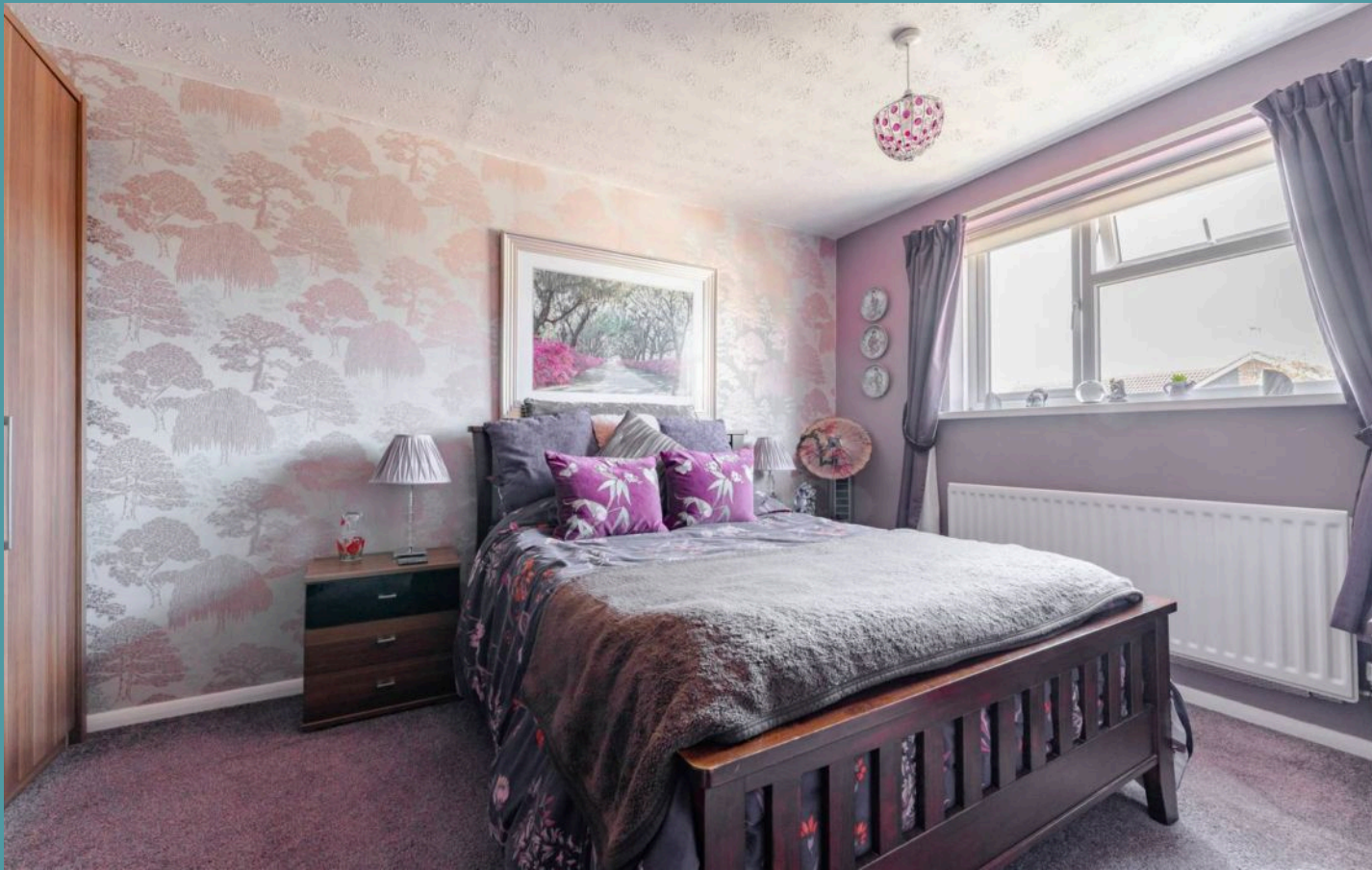
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Stepping into the property through a gracious entrance hall, residents are greeted by an inviting ambience that sets the tone. The ground floor features a convenient WC, catering to the needs of every-day living. Beyond this, the L-shaped sitting room invites relaxation with a cosy atmosphere, with internal double doors that open into the adjacent dining room, creating a seamless flow between living areas. The dining room encourages intimate family meals and gatherings with loved ones. The kitchen is equipped with wall and base units, appliances and storage, to be able to cook your favourite meals.

Ascending to the upper level reveals three well-proportioned bedrooms, each thoughtfully designed to offer comfort and privacy. The third bedroom has flexibility to be a home office, dressing room or a guest room, depending on your own requirements. Completing this floor is a family bathroom, comprising of a three piece suite, accommodating all residents in the household.





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Outside, you'll find a well-maintained garden that is predominately laid to lawn, bordered by planted beds and shrubbery. There are several areas for your seating arrangements, to enjoy summer bbqs or simply relaxing in the afternoon sunshine. With plenty of space for a timber storage shed, greenhouse or summerhouse, depending on your own preferences. Overall, it is fully enclosed for privacy and seclusion. At the front of the residence is a double-width driveway providing off-road parking and a garage for storage options.

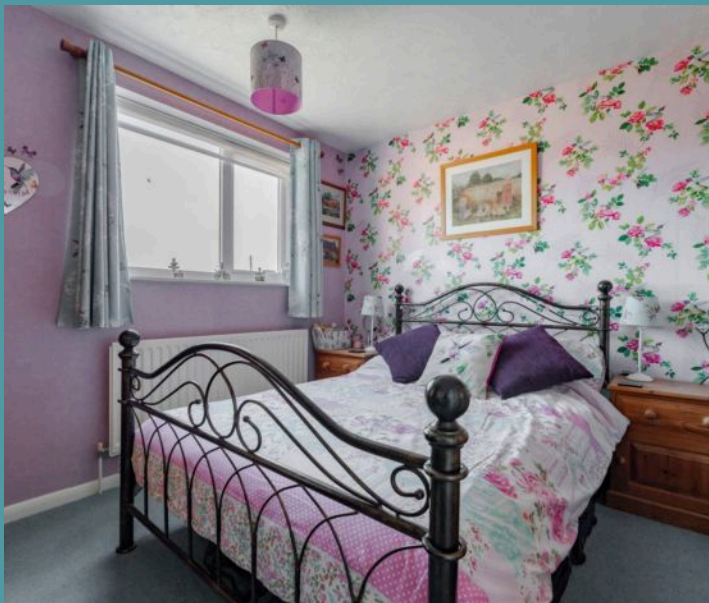
Agents notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council tax band: C





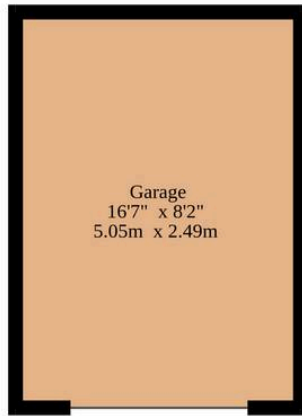
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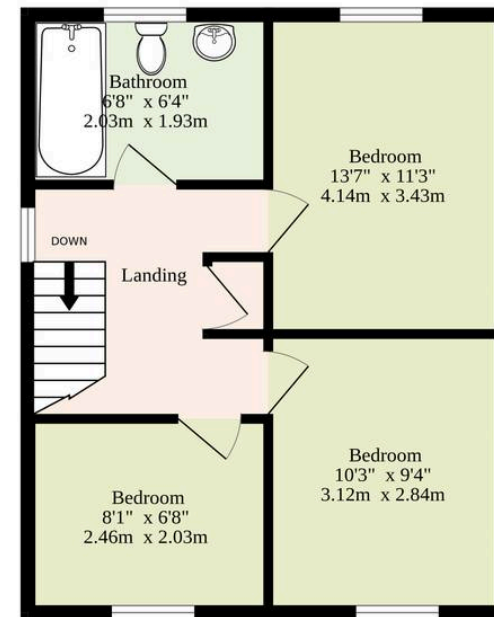
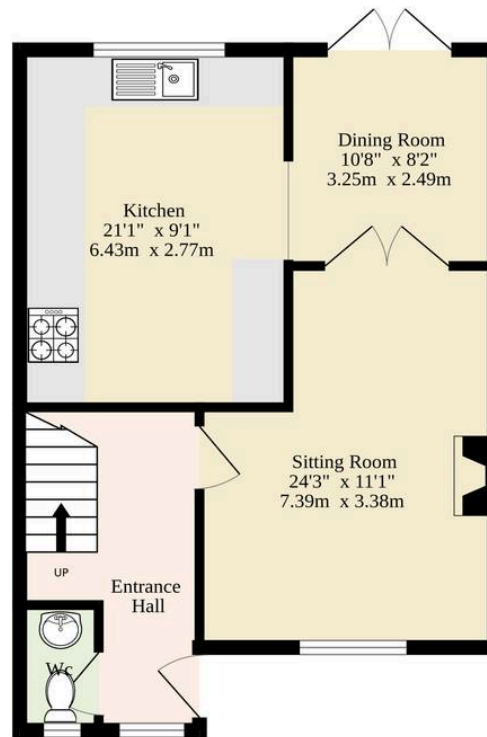
- Extended semi-detached residence in the south-after area of Oulton
- Family home with spacious and flexible accommodation that can adapt to your own preferences and style
- Welcoming entrance hall and a ground floor WC
- Sitting room with internal double doors that lead into the dining room, creating a seamless flow for relaxation and entertaining
- Kitchen equipped with wall and base units, appliances and storage
- Three bedrooms and a bathroom
- Well-maintained garden that is fully enclosed for privacy and seclusion
- Double width driveway and a garage for storage options
- Close to local shops, schools, transport links and healthcare facilities



Ground Floor
807 sq.ft. (75.0 sq.m.) approx.



1st Floor
417 sq.ft. (38.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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