



3 Kestrel Green, Oulton Broad

Offers Over £230,000

3 Kestrel Green

Oulton Broad, Lowestoft

A well-presented, chain-free home in the highly sought-after Oulton Road — perfect for first-time buyers or investors. This versatile mid-terrace property has been recently re-decorated and re-carpeted throughout, offering stylish, move-in-ready living. With a light-filled sitting room, modern kitchen, spacious conservatory, flexible dining room, two double bedrooms, one with ensuite, and a private, well-kept garden, it balances comfort with practicality. Off-road parking and a rear garage add valuable convenience to this must-see home.

Location

Kestrel Green is a quiet cul-de-sac nestled within Oulton Broad, on the southwestern edge of Lowestoft in Suffolk. The area offers a relaxed residential atmosphere while being conveniently close to essential amenities. Within walking distance, residents can access a range of local shops, including convenience stores, a pharmacy, takeaways, and small independent businesses along Bridge Road and in Oulton Broad village. Larger supermarkets and retail outlets are a short drive away in Lowestoft town centre and at the nearby retail parks.

Families in the area benefit from proximity to several well-regarded schools, such as Dell Primary School and Oulton Broad Primary School, both within a mile of Kestrel Green. Healthcare needs are met by nearby GP surgeries, including Rosedale Surgery, and dental practices located within the Oulton Broad area.





3 Kestrel Green

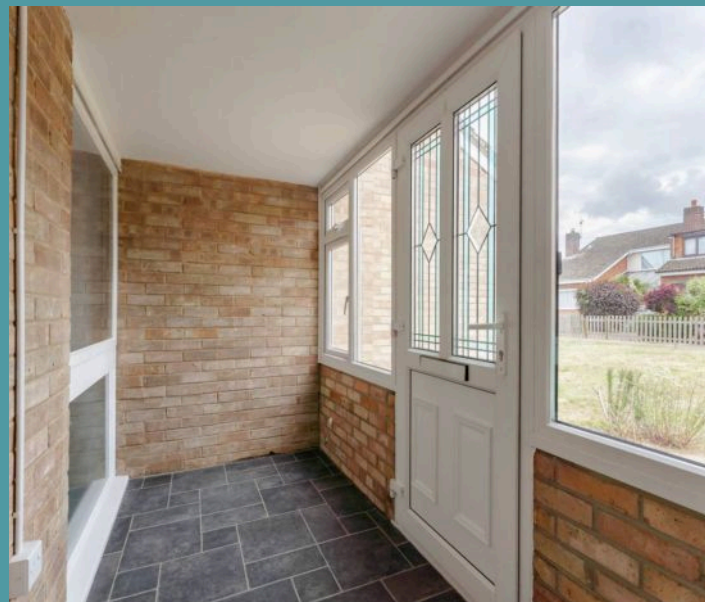
Oulton Broad, Lowestoft

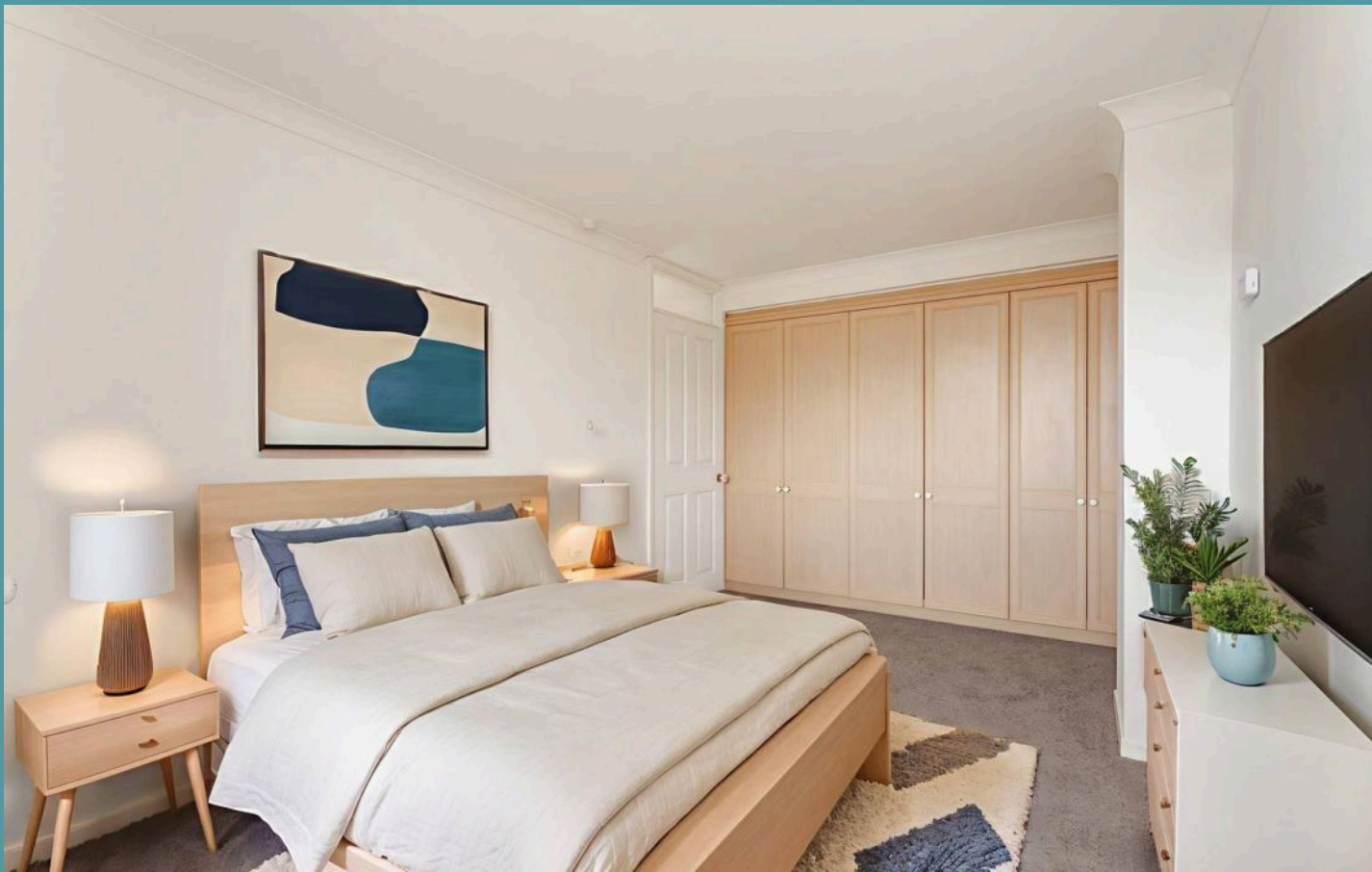
For transport, Kestrel Green is well-served with easy access to both Oulton Broad North and Oulton Broad South railway stations, offering regular services to Norwich, Ipswich, and Lowestoft. Bus routes connect the area to surrounding neighbourhoods, and the A146 and A12 roads provide convenient links for commuters travelling by car.

Kestrel Green

Step inside to discover a welcoming porch, leading into the bright and airy entrance hall. Positioned at the front of the residence is a spacious sitting room, bathed in natural light, offering a welcoming atmosphere perfect for both relaxing and entertaining. The adjacent kitchen is well-equipped with sleek modern cabinetry, an integrated oven, and under-counter space for your own appliances—providing a solid base to add your personal touch.

A real highlight of the property is the large conservatory, seamlessly extending the reception space and bringing the outdoors in. This bright and airy room offers year-round enjoyment, ideal for lounging, dining, or entertaining.





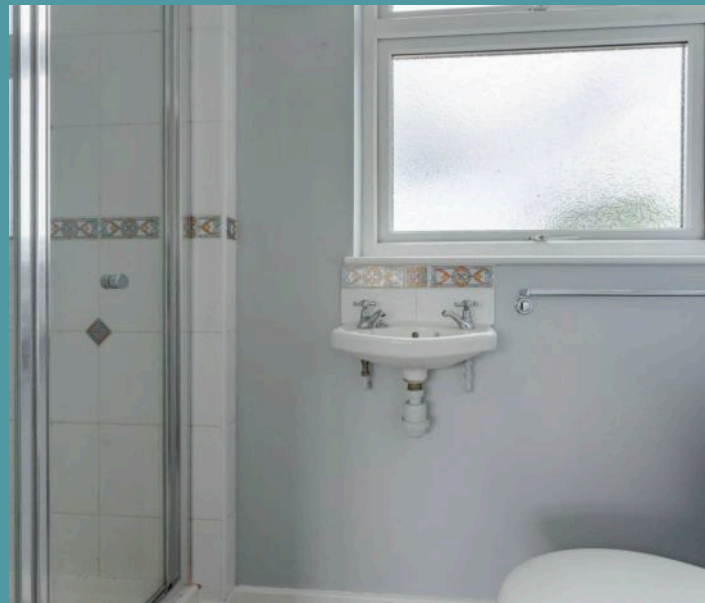
3 Kestrel Green

Oulton Broad, Lowestoft

Flexibility continues with a versatile dining room, which can easily be adapted to suit your lifestyle—whether as a formal dining space, home office, guest bedroom, or playroom. The ground floor also features a family bathroom, complete with a classic three-piece suite.

Upstairs, you'll find two generously sized double bedrooms, both benefiting from built-in wardrobes for convenient storage. The principal bedroom also flaunts its own private ensuite, providing added comfort and privacy.

Externally, the home enjoys a well-maintained, private rear garden, complete with a patio area, a neatly laid lawn, and a timber storage shed. Ideal for relaxing or entertaining outdoors. At the rear of the property, you'll also find off-road parking and a garage, offering additional storage or secure vehicle space.



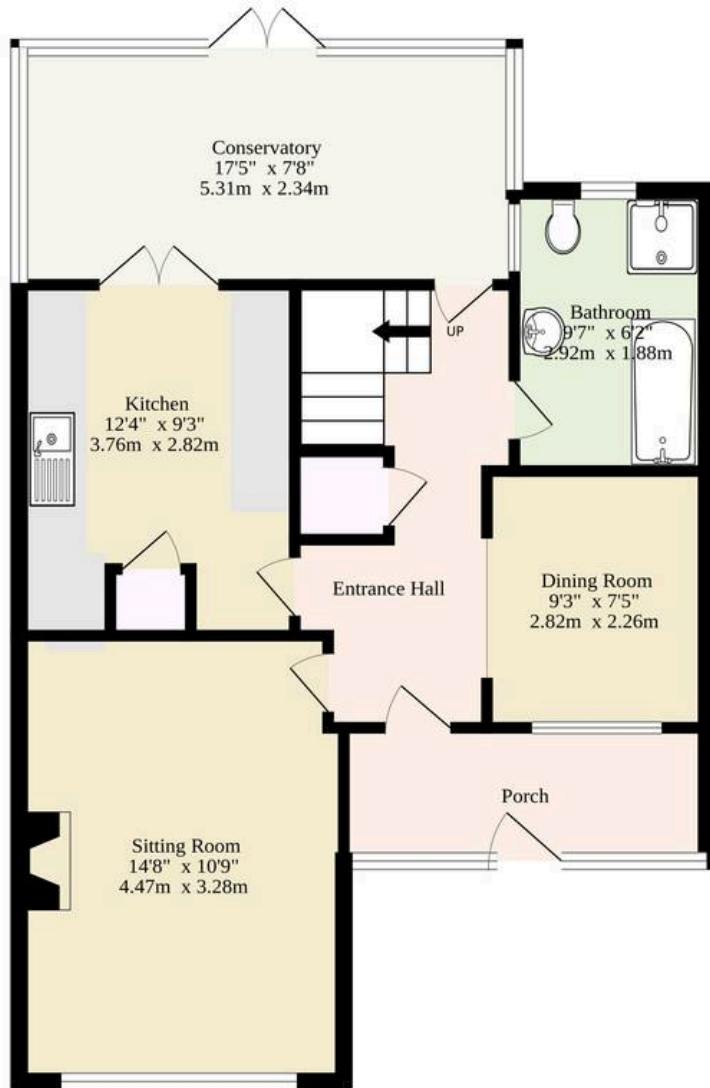


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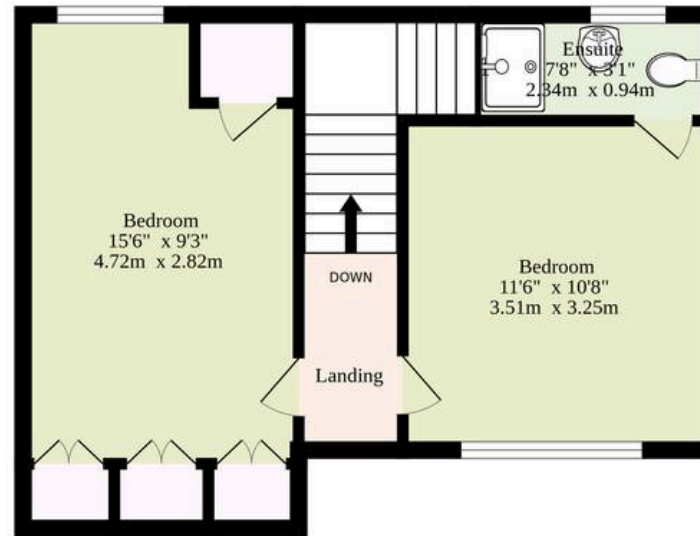
Oulton Broad, Lowestoft

- Chain free
- Mid-terrace residence in the sought-after area of Oulton Broad
- Re-decorated and re-carpeted throughout
- Spacious sitting room filled with natural light, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an integrated oven and under-counter areas for your own appliances, ready for you to make your own
- Large conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Ground floor family bathroom and a versatile dining room with the option to be a home office, a bedroom or a playroom
- Two double bedrooms, with built-in wardrobes and one featuring a private ensuite
- Well-maintained and private garden, with a patio area, a laid to lawn and a timber storage shed
- Off-road parking and a garage for storage options

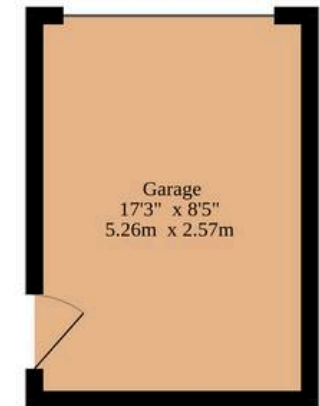
Ground Floor
680 sq.ft. (63.2 sq.m.) approx.



1st Floor
310 sq.ft. (28.8 sq.m.) approx.



Garage
147 sq.ft. (13.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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