



4 Somermead Court, Maltsters Way, Oulton Broad
£400,000

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Oulton Broad, Lowestoft

Perched above the scenic Oulton Broad, this exceptional penthouse apartment offers a rare blend of tranquillity and potential. Showcasing breath-taking panoramic views of the broad and marshes, it provides a spacious, light-filled living environment with the opportunity to renovate to your own tastes. With a welcoming entrance hall, a versatile dining room, three bedrooms including a master suite, and a well-equipped kitchen, the home offers both comfort and functionality. A covered balcony, secure underground garaging, and a loft for additional storage or conversion add to the appeal. This is a perfect canvas for those seeking a serene lifestyle with room to personalise.

Location

Maltsters Way is a residential street located in the picturesque village of Oulton Broad, just a short distance from the bustling town of Lowestoft in Suffolk. This area is well-connected, offering a blend of peaceful suburban living with convenient access to local amenities. The road is lined with modern homes and benefits from its proximity to a variety of shops, including a nearby Co-op supermarket and several independent stores offering fresh produce, household goods, and more. For those seeking further retail options, Lowestoft town centre is just a short drive away, with larger supermarkets, shopping centres, and high street stores.



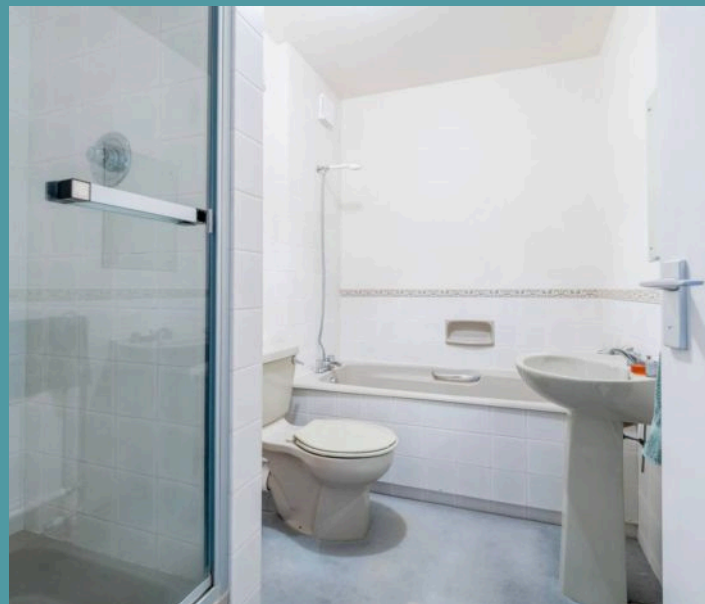
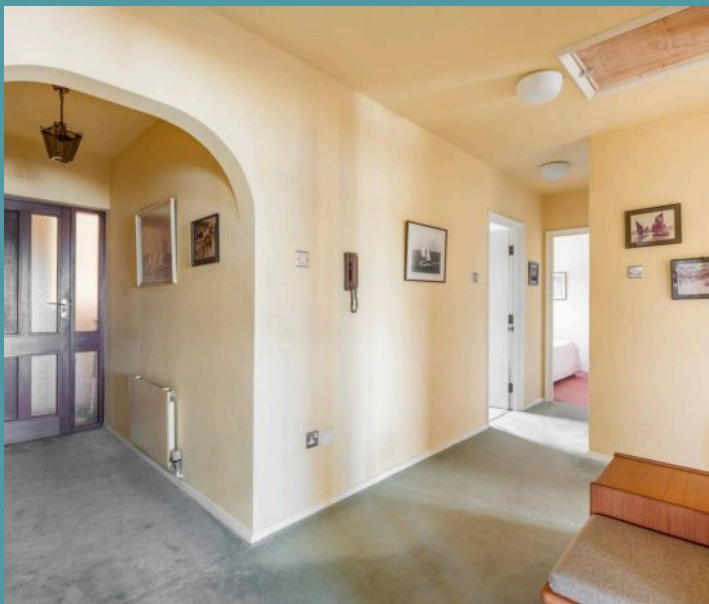


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Families will appreciate the proximity of good local schools, such as Oulton Broad Primary School, which is within walking distance, and the nearby Benjamin Britten Academy. The healthcare needs of the community are well-served by the Oulton Broad Medical Centre, just a short drive away, as well as several local pharmacies and dental practices.

Transport links from Maltsters Way are excellent, with Oulton Broad South railway station located nearby, offering direct rail connections to Lowestoft, Norwich, and London for those commuting or exploring the area. For motorists, the A12 is easily accessible, providing swift road access to surrounding towns and coastal areas. Local bus services also operate in the area, ensuring that residents can easily travel within Oulton Broad and to neighbouring villages. Additionally, the scenic Oulton Broad itself, with its tranquil waterways, offers opportunities for leisurely walks and recreational activities, making the area an attractive choice for families, retirees, and professionals.





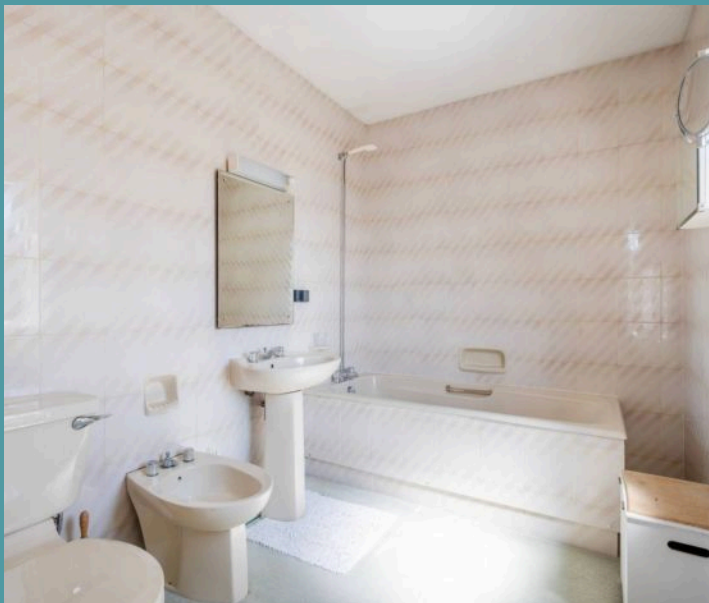
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Upon entering the apartment, you're greeted by a welcoming and spacious entrance hall that provides ample storage space. The layout flows effortlessly, ensuring comfort and functionality throughout the entire home. The expansive sitting room is bathed in natural light, creating an inviting space ideal for relaxation or entertaining guests. With its large windows, this room offers unobstructed views that capture the serenity of the surrounding area, including the picturesque Oulton Broad and marshes. For those warmer days, a covered balcony extends off the sitting room, allowing you to enjoy panoramic views in all seasons.

Adjacent to the sitting room is a versatile dining room, a space that exudes warmth and intimacy. Perfect for family gatherings or casual dining, this room can easily adapt to your needs—it could easily double as a home office or even an additional bedroom, depending on your lifestyle.

The kitchen is both functional and spacious, fitted with wall and base cabinetry that offers ample storage. A double oven, gas hob, and integrated dishwasher provide the modern conveniences needed for day-to-day living.





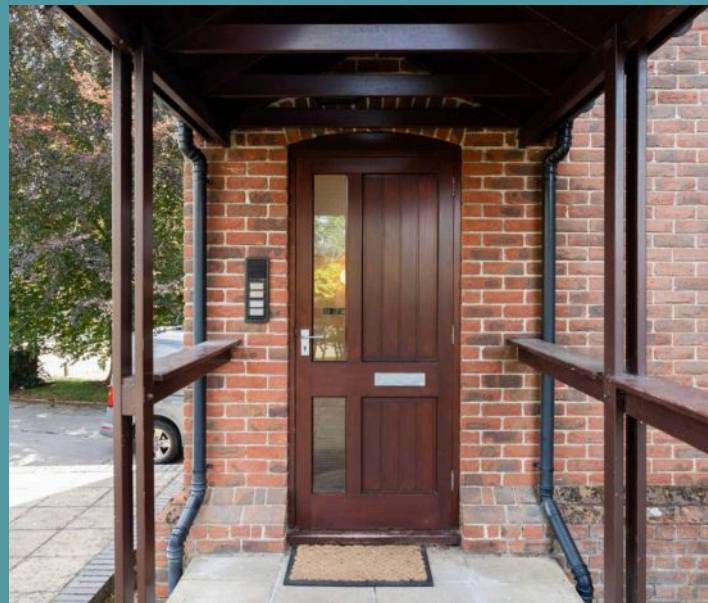
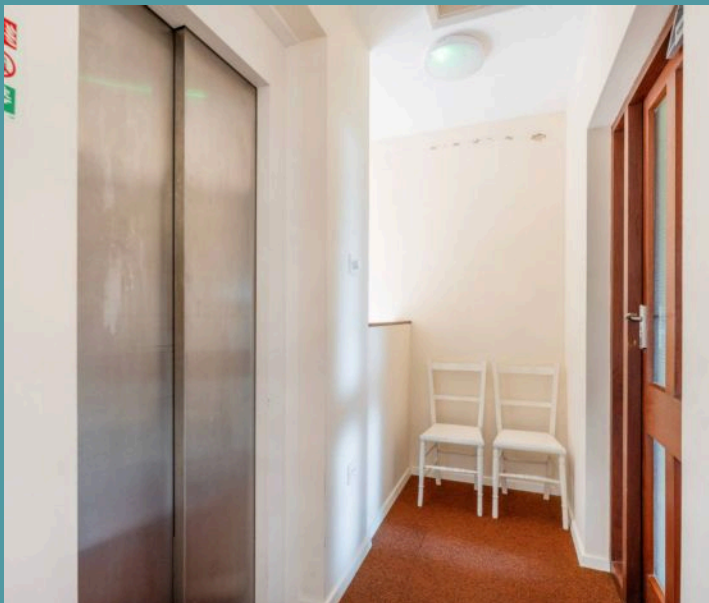
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The apartment offers three well-proportioned bedrooms, each providing comfort and privacy. The master bedroom features a private en-suite bathroom, adding a touch of luxury to your everyday routine. The additional family bathroom ensures convenience for both family and guests.

A notable feature of this property is the expansive loft space, which offers a wealth of storage options or the potential for conversion, subject to planning permissions. Whether you're looking for additional storage or have aspirations to extend the living space, this loft is a unique asset to the property.

For added convenience, the apartment comes with underground garaging, offering secure parking or additional storage space, ensuring that your car or personal items are safely housed away.





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Agents note

We understand that this property is leasehold, with 147 years left on the lease.

Lease expire in the year 2172.

The property will be managed by a Block Management Company.

At the point of sale the Lease will be aligned with the 3 other leases, which will be as follows -

Annual service charge - Approximately £2,375 p/a.

Includes water, sewage, communal electricity, lift maintenance, buildings Insurance, gardening, window cleaning, general repairs, professional fees & Certification, block management.

Flat 4, will pay 30% of the total maintenance costs. It is proposed this will be paid quarterly in advance.

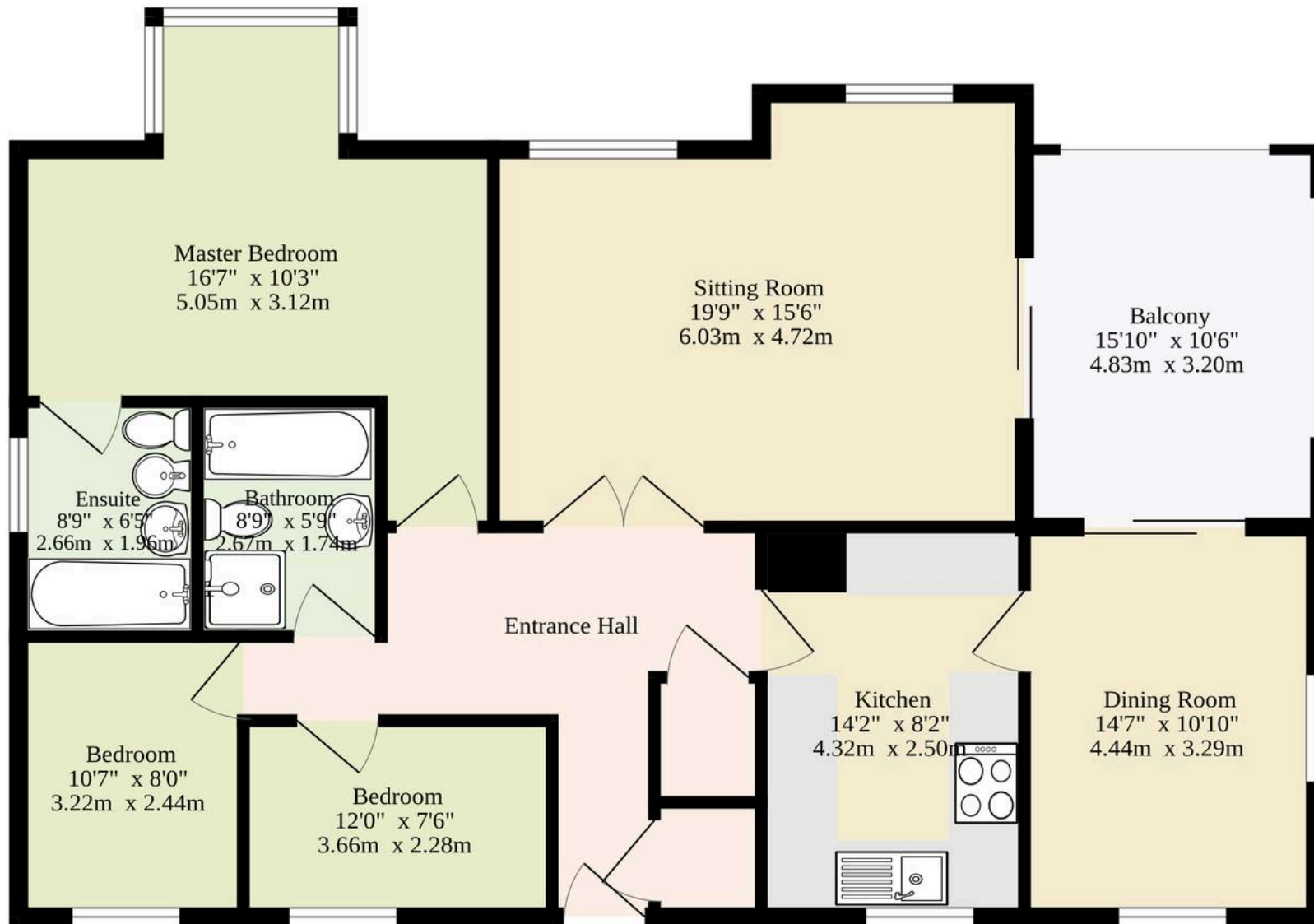
The block management will be reviewed after the first year and is expected to increase by a minimum of 5%. Any other reviews for service charge fees will be subject to inflationary increases.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

1335 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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