



1 Lambden Close, Oulton

Lowestoft



Minors & Brady

1 Lambden Close

Oulton, Lowestoft

Step into effortless modern living with this beautifully crafted three-bedroom home in Oulton Broad. Flooded with natural light and designed for both family life and entertaining, the spacious open-plan kitchen and dining area is the heart of the home, offering a bright and welcoming space where everyone can come together. The dual-aspect sitting room creates a seamless flow to the private garden, perfect for relaxing or social gatherings throughout the year. Upstairs, the master suite offers a peaceful retreat with its own ensuite bathroom, complemented by two additional well-sized bedrooms and a stylish, well-appointed family bathroom. Outside, a neatly maintained garden provides an ideal spot for outdoor dining and leisure, while convenient parking for two cars completes the picture. Immaculately presented and move-in ready, this exceptional property offers a rare chance to enjoy both comfort and style in a highly sought-after location, making it a perfect family home.

- Deceptively spacious three-bedroom home
- Built in 2021 with NHBC warranty
- Bright open-plan kitchen and dining area with dual-aspect windows
- Stylish kitchen featuring tiled backsplash and sociable layout
- Utility room and convenient ground-floor WC
- Dual-aspect sitting room with patio doors leading to the garden
- Master bedroom with modern ensuite shower room
- Two additional bedrooms served by a well-appointed family bathroom



M&B



M&B

1 Lambden Close

Oulton, Lowestoft

The Location

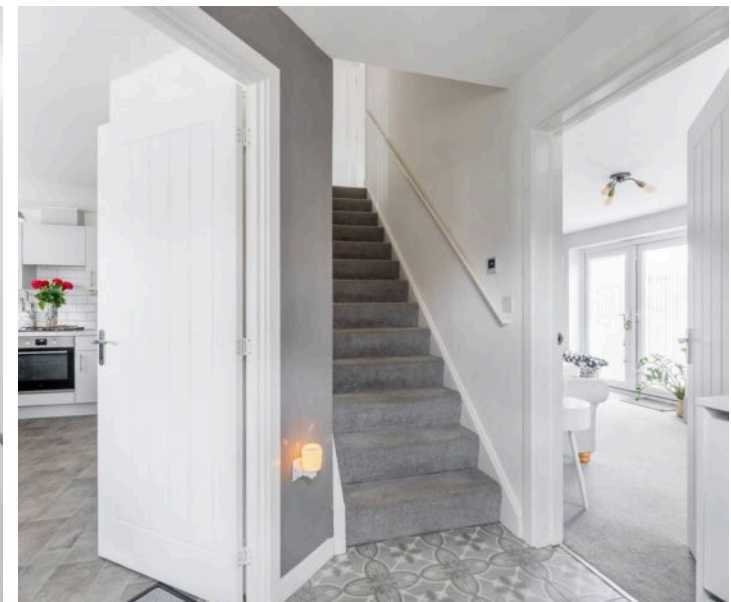
Oulton Broad is a vibrant and family-friendly area of Suffolk, perfectly positioned near the popular seaside town of Lowestoft. Renowned for its stunning inland waterways, it boasts one of the finest stretches of water in the UK and serves as the southern gateway to the beautiful Broads National Park.

Families and outdoor enthusiasts alike will appreciate the wide range of activities on offer, from sailing, canoeing, rowing, and boating to peaceful riverside walks. The community spirit is strong here, with plenty of welcoming restaurants, cafés, pubs, wine bars, shops, and health and beauty salons, making it easy to enjoy some pampering or socialising close to home.

Nature lovers will be particularly drawn to Carlton Marshes, a vast 151-hectare nature reserve managed by the Suffolk Wildlife Trust, located just a short walk from the park. It's an ideal spot for family days out, offering safe trails for children to explore and a chance to spot local wildlife in a beautiful, tranquil setting.

Oulton Broad also benefits from excellent transport links, with two nearby train stations providing direct and convenient services to Norwich and Ipswich, making commuting or day trips straightforward and stress-free.

Overall, Oulton Broad combines natural beauty, leisure opportunities, and practical amenities to create a welcoming environment where families can thrive and enjoy a relaxed, active lifestyle.



M&B

1 Lambden Close

Oulton, Lowestoft

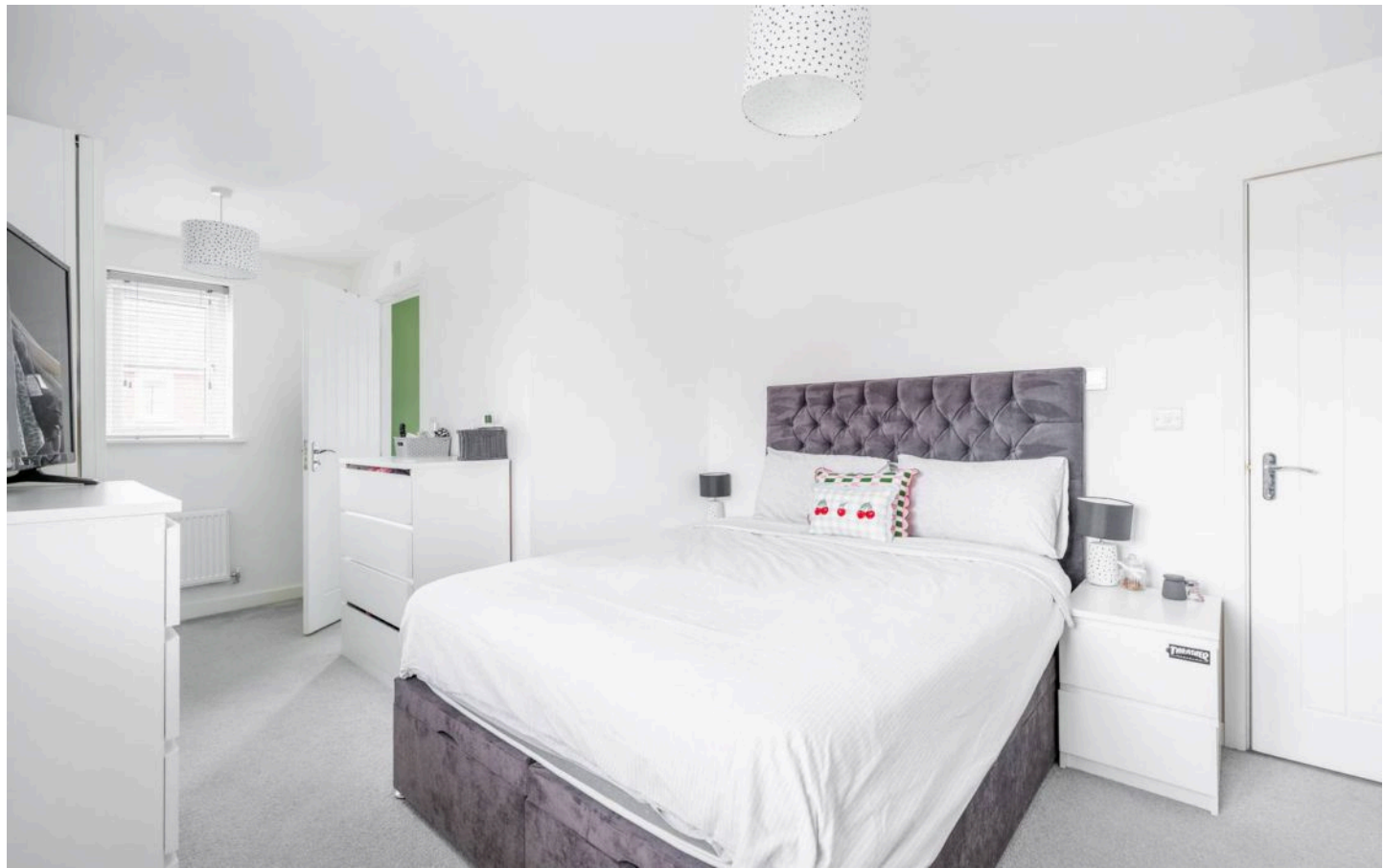
Lambden Close, Oulton

This stylish three-bedroom home in Oulton Broad offers a spacious and well-designed living environment, perfect for modern family life and effortless entertaining. Built in 2021 and covered by an NHBC warranty, the property is in excellent condition and ready to move into, allowing you to settle in without delay.

The entrance hall opens into a large open-plan kitchen and dining area featuring dual-aspect windows that fill the space with natural light, creating a bright and inviting atmosphere throughout the day. The kitchen is thoughtfully arranged with a stylish tiled backsplash and plenty of room for socialising, seamlessly flowing into the dining space — ideal for everything from casual family breakfasts to dinner parties with friends.

A handy utility room and ground-floor WC add practical convenience, keeping everyday essentials organised and accessible without compromising the living space.

The sitting room benefits from a dual-aspect layout, including patio doors that open directly onto the garden, creating a lovely connection between indoor and outdoor living.



M&B

1 Lambden Close

Oulton, Lowestoft

Upstairs, three comfortable bedrooms provide ample space for family members or guests. The master bedroom includes a modern ensuite shower room for added privacy and convenience, while the remaining two bedrooms are served by a well-appointed three-piece family bathroom.

Outside, the garden is mainly laid to lawn with a patio area ideal for outdoor furniture, barbecues, or simply unwinding after a busy day. Off-road parking for two cars adds further convenience, making daily life easier for families or professionals on the go.

Immaculately maintained and thoughtfully designed, this home offers a wonderful lifestyle opportunity to enjoy a comfortable, modern living experience in a popular location.

Agents Note

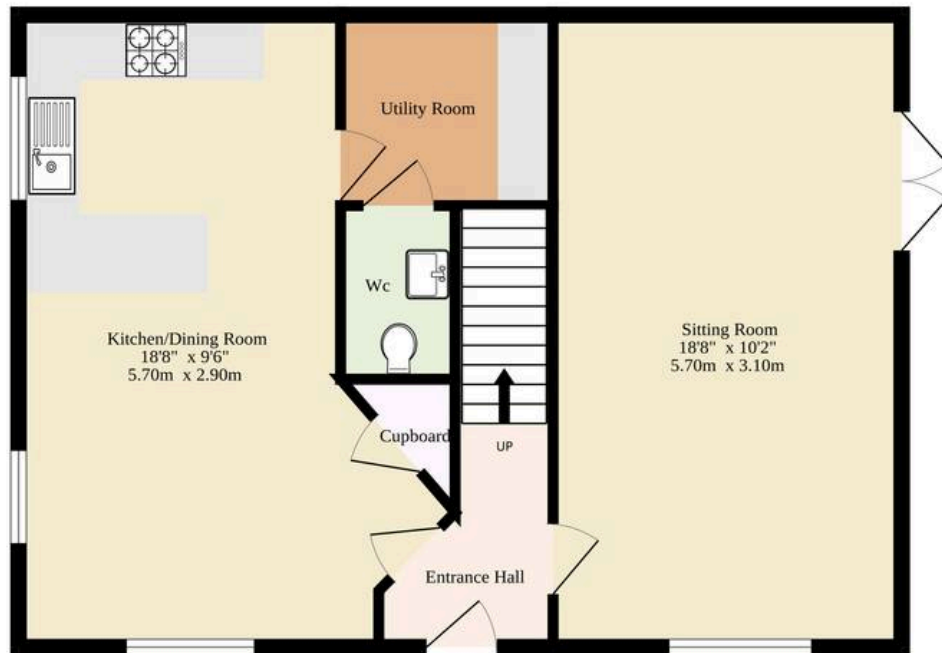
Sold Freehold

Connected to all mains services.

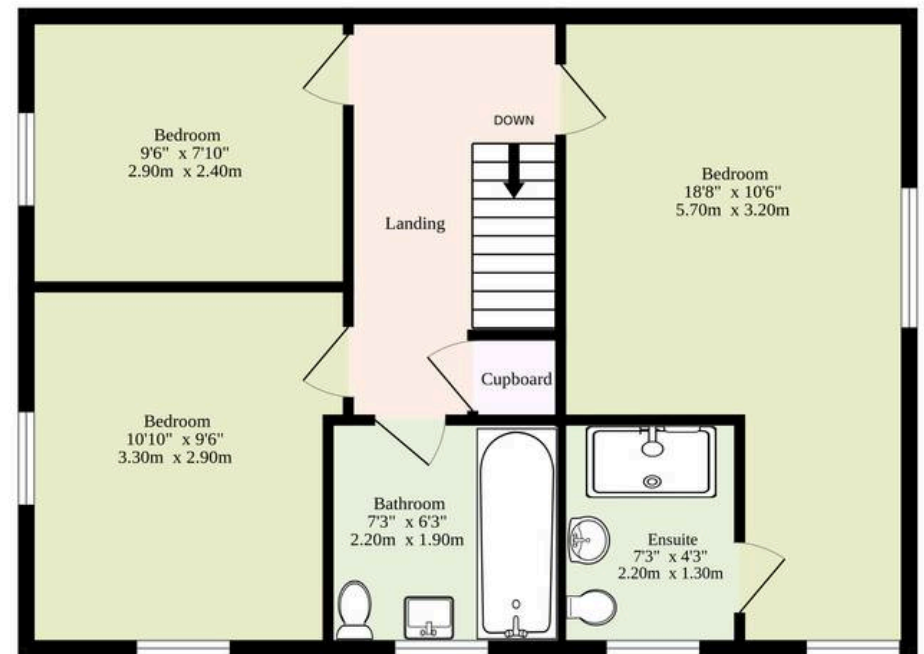


M&B

Ground Floor
465 sq.ft. (43.2 sq.m.) approx.



1st Floor
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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.

Made with Metropix ©2025

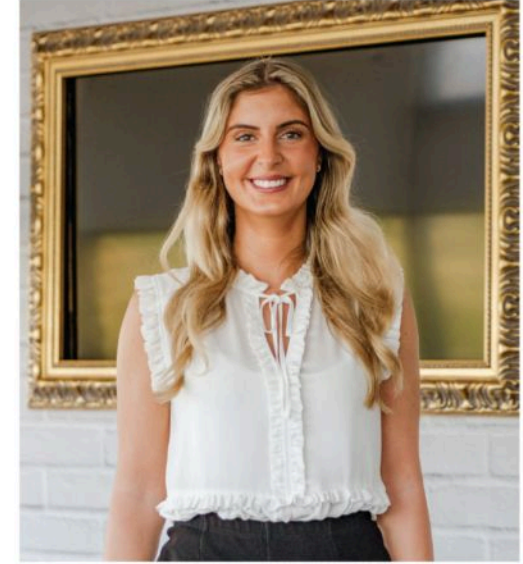
Dreaming of this home? Let's make it a reality



Meet *Macey*
Branch Manager



Meet *Bradley*
Property Valuer



Meet *Hannah*
Property Consultant

Minors & Brady
Your home, our market



oultonbroad@minorsandbrady.co.uk



01502 447788



Ivy Lane, Oulton Broad, NR33 8QH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk