



Minors & Brady
OULTON BROAD
FOR SALE
01502 447788

101 Dell Road, Oulton Broad

Lowestoft

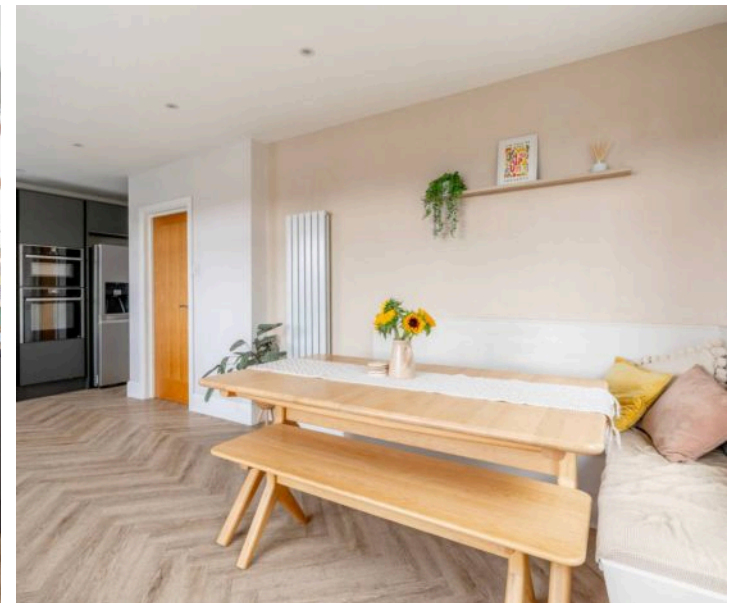


Offers Over £390,000
Minors & Brady

101 Dell Road

Oulton Broad, Lowestoft

Beautifully positioned in the desirable south Oulton Broad, this spacious semi-detached home offers a lifestyle of comfort, flexibility, and modern ease. Set across three well-designed floors, it's a home made for family living, featuring four generous double bedrooms, two with private en-suites, a contemporary family bathroom, and a dedicated first-floor laundry room. The heart of the home is the stylish kitchen/dining area, complete with high-quality cabinetry, Corian worktops, and space for an American-style fridge/freezer—perfect for both everyday meals and entertaining. A warm, inviting sitting room with a wood burner and French doors leads out to the beautifully landscaped rear garden, where a porcelain patio, lawn, and planted beds create a serene outdoor retreat. With ample off-road parking, versatile living spaces including a utility/sun room, and thoughtful storage solutions throughout, this home is ready to grow and evolve with your lifestyle.



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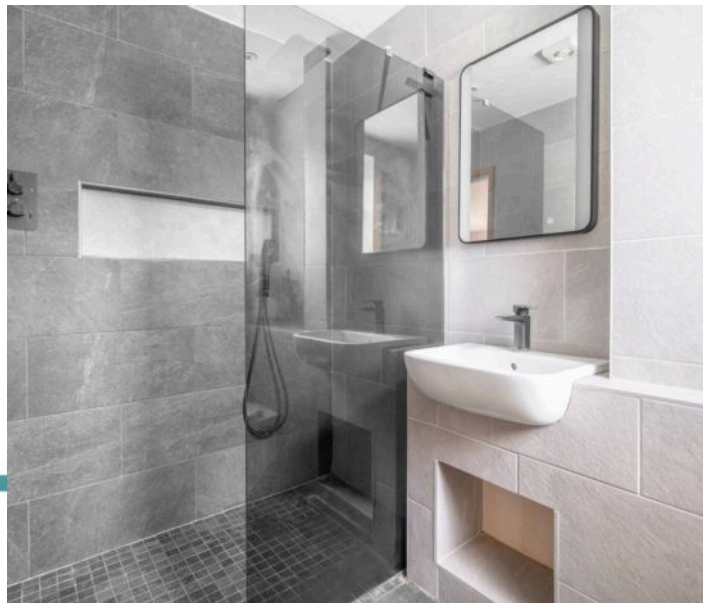
Location

Dell Road in Oulton Broad is a well-situated residential street located within the popular suburb of Lowestoft in Suffolk. Just a short walk or drive away, residents can find a range of local shops including a Co-op Food store, pharmacy, and several independent retailers and takeaway outlets along Bridge Road and Saltwater Way. For larger shopping needs, Lowestoft town centre and the nearby Tesco Extra and Asda superstores provide more extensive retail options.

The area is well-served by educational facilities, with several reputable schools nearby. The Dell Primary School is within easy reach and well-regarded by local families, while East Point Academy and Pakefield High School are also accessible for secondary education.

Healthcare services are conveniently located, with the Rosedale Surgery and Oulton Medical Centre offering GP services, and several dental practices and pharmacies in the vicinity. For more comprehensive medical needs, the James Paget University Hospital in Gorleston is a short drive away.

Transport links from Dell Road are strong. Oulton Broad South and Oulton Broad North railway stations provide direct train services to Lowestoft, Norwich, and Ipswich, making commuting straightforward. Regular local bus services also connect the area with surrounding suburbs and central Lowestoft. Additionally, the A146 and A12 roads are easily accessible, offering convenient routes for drivers heading towards N



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Set over three thoughtfully designed floors, the home greets you with a charming porch entrance, leading into a warm and welcoming hallway. A conveniently located WC provides everyday practicality, while the heart of the home lies in the expansive kitchen/dining room. Here, culinary creativity is encouraged with quality cabinetry, sleek Corian work surfaces, an induction hob, double oven, and designated space for an American-style fridge/freezer. A built-in dishwasher and stylish LVT flooring complete the space, making it both functional and aesthetically pleasing—a natural hub for family meals and social gatherings.

The generously proportioned sitting room is accentuated by a wood burner that adds a cosy touch, while French doors open onto the rear garden, seamlessly blending indoor comfort with outdoor enjoyment. Adjacent, a flexible utility room/sun room provides a practical area for laundry tasks, with the added benefit of natural light.

Upstairs, the home continues to impress with four spacious double bedrooms, two of which flaunt their own private ensuite facilities—ideal for guests or older children seeking privacy. A sleek, contemporary family bathroom serves the remaining rooms with style, while a dedicated laundry room on the first floor enhances the home's day-to-day convenience. Ample eaves storage on the upper level offers the perfect solution for storing seasonal items out of sight yet close at hand.



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Step outside to discover a beautifully landscaped rear garden, designed for both relaxation and play. A porcelain patio offers the perfect spot for alfresco dining or evening drinks, bordered by thoughtfully planted beds and a generous stretch of lawn—ideal for children and pets. There is water access at the rear of the garden if you were looking to build an outbuilding. Two timber sheds provide handy outdoor storage, while the expansive driveway to the front allows off-road parking for multiple vehicles.

With its spacious and adaptable layout, high-spec finishes, and enviable location, this is a home ready to grow with you—a true family haven in the heart of south Oulton Broad.

Agents note

Freehold

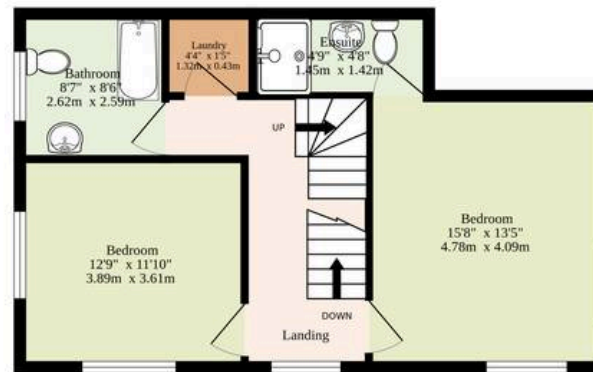


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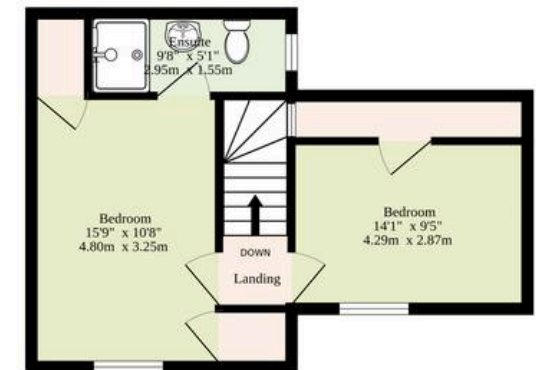
Ground Floor
724 sq.ft. (67.3 sq.m.) approx.



1st Floor
550 sq.ft. (51.1 sq.m.) approx.



2nd Floor
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 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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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



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