



22 Orchard Avenue, Oulton Broad

Lowestoft



Offers Over £500,000
Minors & Brady

22 Orchard Avenue

Oulton Broad, Lowestoft

Discreetly positioned at the end of a cul-de-sac in the prestigious enclave of Oulton Broad South, this executive detached bungalow presents an exceptional opportunity to embrace single-level living with a focus on comfort, quality, and ease. Completed in 2011 by a renowned local developer, the property combines timeless design with modern convenience in a setting that exudes peace and exclusivity. Light-filled interiors, premium NEFF appliances, soaring vaulted ceilings, and a beautifully appointed garden room create a seamless blend of sophistication and practicality. With generous bedroom accommodation, two private en-suites, and landscaped outdoor space with extensive parking, this residence offers an enviable lifestyle tailored for those who value privacy and refinement.



M&B



M&B

22 Orchard Avenue

Oulton Broad, Lowestoft

- Executive detached bungalow built in 2011 from a reputable local builder, down a quiet cul-de-sac in Oulton Broad South
- Kitchen equipped with premium fixtures and fittings with integrated NEFF appliances, including an oven, an induction hob, a microwave oven and a dishwasher
- An archway opening leads into the spacious sitting room, inviting relaxation and entertaining
- A stunning garden room showcasing a vaulted ceiling, floor-to-ceiling windows and French doors that open out to the garden
- A functional utility room for laundry appliances and additional storage
- Three double bedrooms and a flexible study/fourth bedroom
- Two private en-suites and a family bathroom
- A private, low-maintenance garden that is predominantly brick-weave, featuring a decked terrace for seating arrangements, planted beds and a brick-built outbuilding for storage
- A large brick-weave driveway providing ample off-road parking for at least 5 vehicles
- SAS alarm system connected to all rooms, smoke alarms hard wired into the electrics, water and electricity outside



M&B

22 Orchard Avenue

Oulton Broad, Lowestoft

Location

Orchard Avenue is a quiet residential street situated in the heart of Oulton Broad South, a well-regarded suburb of Lowestoft in Suffolk. Local shopping options are readily available within a short walking distance, with a Tesco Express, Co-op Food, and several independent convenience stores serving daily needs. A short trip towards Bridge Road and the Oulton Broad area reveals a range of cafés, takeaway outlets, hair salons, and small local businesses, contributing to a welcoming and self-sufficient neighbourhood feel.

Families are well-catered for, with Dell Primary School located nearby, within easy walking distance, and other well-rated primary options such as Elm Tree and Pakefield Primary within a short drive. For older students, East Point Academy and Pakefield High School offer accessible secondary education, and Lowestoft Sixth Form College and East Coast College provide post-16 opportunities.

Orchard Avenue benefits from excellent transport links. Oulton Broad South railway station is just a short walk away, providing regular services to Lowestoft town centre and Ipswich. There are also frequent local bus services connecting the neighbourhood to surrounding areas, making commuting or school runs straightforward. Road access via the A146 and A12 makes travel by car equally practical.



M&B

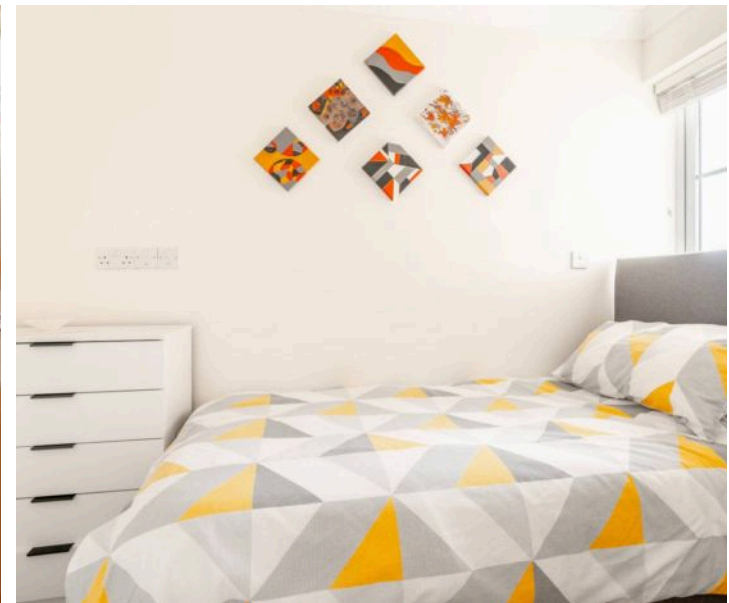
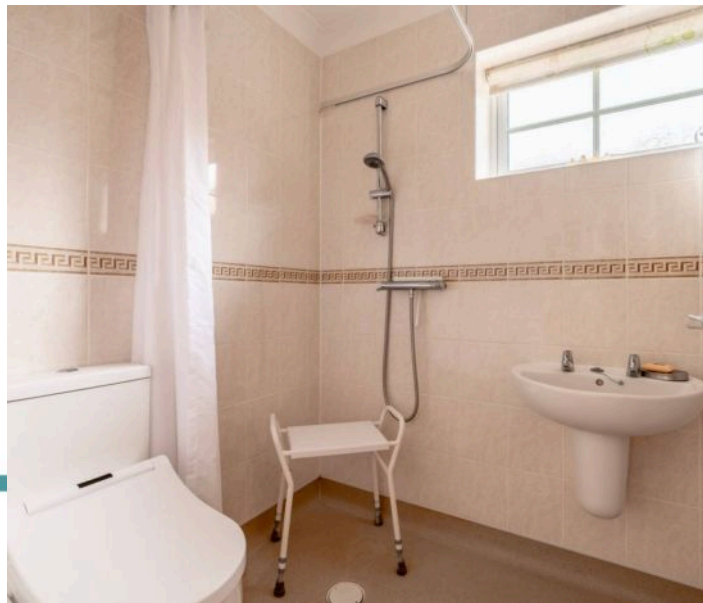
22 Orchard Avenue

Oulton Broad, Lowestoft

Step through the welcoming entrance hall and into an interior that immediately exudes light and space. Designed with both everyday living and entertaining in mind, the heart of the home is a high-specification kitchen where premium fixtures and finishes meet intuitive design. Integrated NEFF appliances, including a sleek induction hob, multifunction oven, microwave oven, and dishwasher, are seamlessly set into quality cabinetry, while a breakfast bar provides a sociable spot for casual dining. A designated space for an American-style fridge/freezer further enhances the kitchen's functionality.

An elegant archway opens into the generously proportioned sitting room, a naturally bright and airy space ideal for hosting guests or enjoying quiet evenings in comfort. Adjacent to this, the show-stopping garden room provides a true retreat, vaulted ceilings and floor-to-ceiling windows bathe the space in natural light, while French doors invite the outdoors in, offering effortless flow to the landscaped garden beyond.

Everyday practicality is equally considered with a well-equipped utility room providing additional storage and space for laundry appliances. The accommodation comprises three double bedrooms, each thoughtfully designed with a focus on comfort and space, alongside a versatile study/fourth bedroom, perfect for home working, a hobby room, or guest accommodation.



M&B

22 Orchard Avenue

Oulton Broad, Lowestoft

Both the principal and the second bedroom benefit from their own private en-suite wet rooms. The principal bedroom is styled with contemporary finishes. The main family bathroom serves the rest of the home, with a classic three-piece suite. Outside, the low-maintenance garden has been thoughtfully landscaped to maximise enjoyment with minimal upkeep. Predominantly laid in quality brick-weave, it features a charming decked terrace ideal for alfresco dining or summer bbqs, as well as well-stocked planted borders and a practical brick-built outbuilding offering secure storage.

The extensive brick-weave driveway accommodates off-road parking for at least five vehicles with ease — a rarity in this exclusive setting. For added peace of mind, the property is equipped with a comprehensive SAS alarm system connected to every room, hard-wired smoke alarms, and the convenience of external water and electricity supply.

Agents note

Freehold

Boarded loft

TV sockets in every room

This property holds a restrictive covenant that you cannot park a caravan on the plot

M&B



Ground Floor
1545 sq.ft. (143.5 sq.m.) approx.



Sqft Includes The Outbuilding

TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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