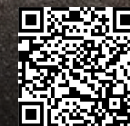




294 Oulton Road North, Lowestoft

Lowestoft



Guide Price £500,000  
Minors & Brady



# 294 Oulton Road North

## Lowestoft

An exquisite detached residence, set in the heart of Oulton's sought-after village setting, offering a rare opportunity to enjoy peaceful, non-estate living without compromise. Designed with family life in mind, the property showcases a generous and flexible layout featuring multiple reception rooms, a spacious kitchen/dining room, and a stunning garden room that brings the outdoors in. Whether you're hosting guests by the impressive brick-built fireplace, working from the quiet study, or transforming the formal dining room into a snug or fifth bedroom, this home effortlessly adapts to your needs. Upstairs, four well-sized bedrooms, including a private en-suite, offer comfort and privacy, while outside, a beautifully maintained garden with a raised patio, summerhouse, and mature planting provides the perfect backdrop for outdoor living. Ample parking and a double garage add to the appeal of this exceptional family home with endless potential.









# 294 Oulton Road North

## Lowestoft

- Exquisite detached residence, proudly positioned in a non-estate location within the village of Oulton, in Lowestoft
- Beautiful family home with a huge amount of potential, showcasing spacious and flexible accommodation that is ready to adapt to your own preferences and style
- Spacious sitting room accentuated by a grand brick-built fireplace, inviting relaxation and entertaining
- Internal double doors opening into a light-filled garden room, allowing you to enjoy the outdoors within the comfort of your home
- A study and a formal dining room that has the flexibility to be a home office, a snug or a fifth bedroom if required
- Kitchen/dining room equipped with wall and base cabinetry, an integrated oven, a dishwasher, space for appliances and a breakfast bar unit
- Four bedrooms, a private en-suite and a family bathroom
- A large, well-maintained garden featuring a raised patio area, a laid to lawn, a summerhouse and planted beds
- Gated access to a paved driveway, providing ample off-road parking, alongside a double garage for storage options



M&B



# 294 Oulton Road North

Lowestoft

## Location

Oulton Road North is located in the peaceful and well-established Oulton Village, on the northern edge of Lowestoft, Suffolk. The area offers a balanced mix of residential charm and practical convenience, with easy access to both countryside and coast. Within walking distance, residents benefit from several local amenities including small convenience stores, takeaways, and a village pharmacy. Larger supermarkets such as Tesco and Morrisons are a short drive away. For families, the area is well-served by reputable schools including Woods Loke Primary School, Oulton Broad Primary, and Benjamin Britten Academy, all within a mile or so. Healthcare needs are met by nearby GP surgeries and dental practices, with additional services available at Lowestoft's main medical centres. Public transport links are strong—Oulton Broad North railway station is less than 10 minutes away by car, offering connections to Norwich and Ipswich, while local bus routes provide regular service to Lowestoft town centre and surrounding villages. The A146 and A47 roads are easily accessible, making commuting by car straightforward. Oulton Broad itself, with its waterfront walks, parks, and leisure facilities, is just minutes away, giving residents a unique mix of village life with waterside relaxation.



M&B



# 294 Oulton Road North

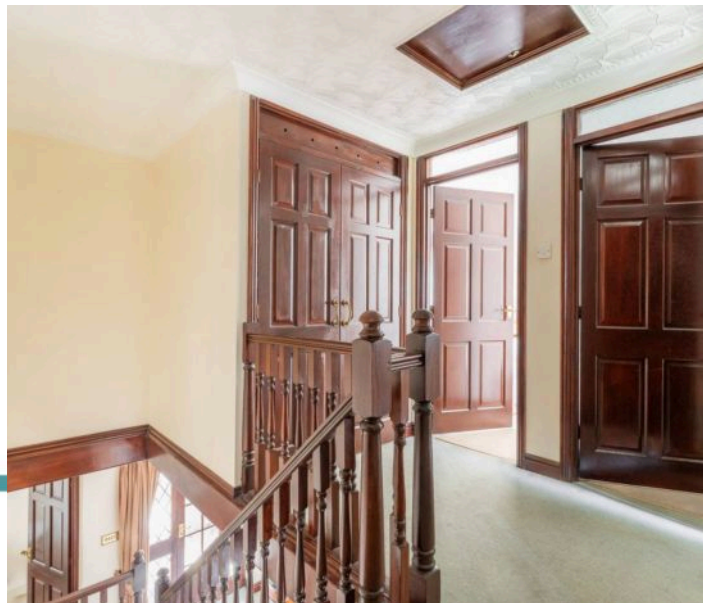
## Lowestoft

From the moment you step through the porch and into the welcoming entrance hall, you're greeted by a warm and inviting atmosphere. The ground floor layout has been thoughtfully designed to accommodate modern family life, blending generous proportions with a comfortable, homely feel.

The sitting room is a standout feature—an expansive space where a grand brick-built fireplace becomes the natural focal point, creating the ideal setting for both cosy evenings in and lively gatherings with friends. Internal double doors lead seamlessly into the garden room, where floor-to-ceiling windows and a vaulted ceiling flood the space with natural light. It's a room that effortlessly brings the outdoors in, offering year-round enjoyment of the surrounding garden from the comfort of your home.

Flexibility is key here. A formal dining room provides the perfect backdrop for dinner parties and special occasions, but just as easily transforms into a home office, snug, or fifth bedroom. The additional study offers a quiet corner for remote work, reading, or study time.

The heart of the home is the kitchen/dining room—functional and welcoming, with a range of wall and base cabinetry, an integrated oven, dishwasher, a fridge, space for further appliances, and a convenient breakfast bar for casual meals or morning coffee. Just off the kitchen, the utility room keeps daily chores tucked away, with dedicated space for laundry and additional storage.





# 294 Oulton Road North

Lowestoft

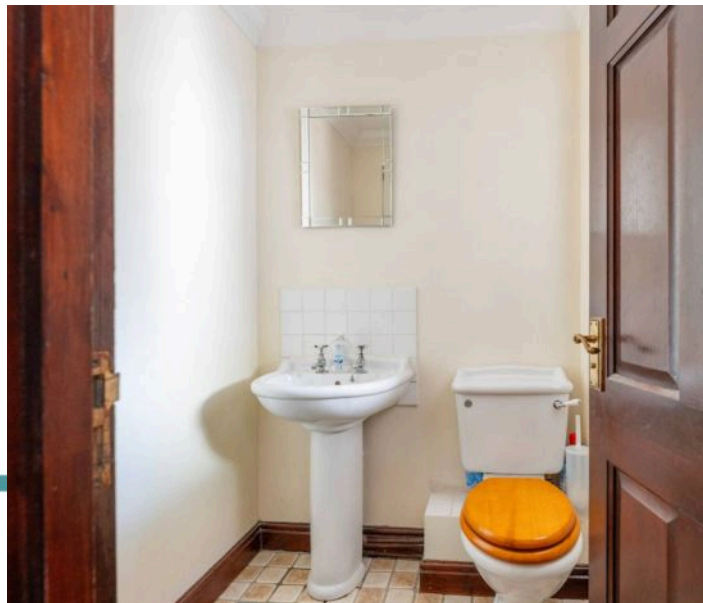
Upstairs, four well-proportioned bedrooms offer comfort and privacy for every family member. The main bedroom enjoys the benefit of a private en-suite, while a spacious family bathroom serves the remaining bedrooms.

Outside, the lifestyle continues with a large, beautifully maintained garden—a haven for children, pets, and keen gardeners. The raised patio is perfect for al fresco dining and summer entertaining, while the lawn, summerhouse, and planted beds offer space to relax and reconnect with nature. A gated entrance leads to a paved driveway, offering ample off-road parking, with space for a caravan, motor home or a boat. A double garage adds further convenience for vehicles, hobbies, or extra storage, with the potential to convert into an annex (stpp).

## Agents note

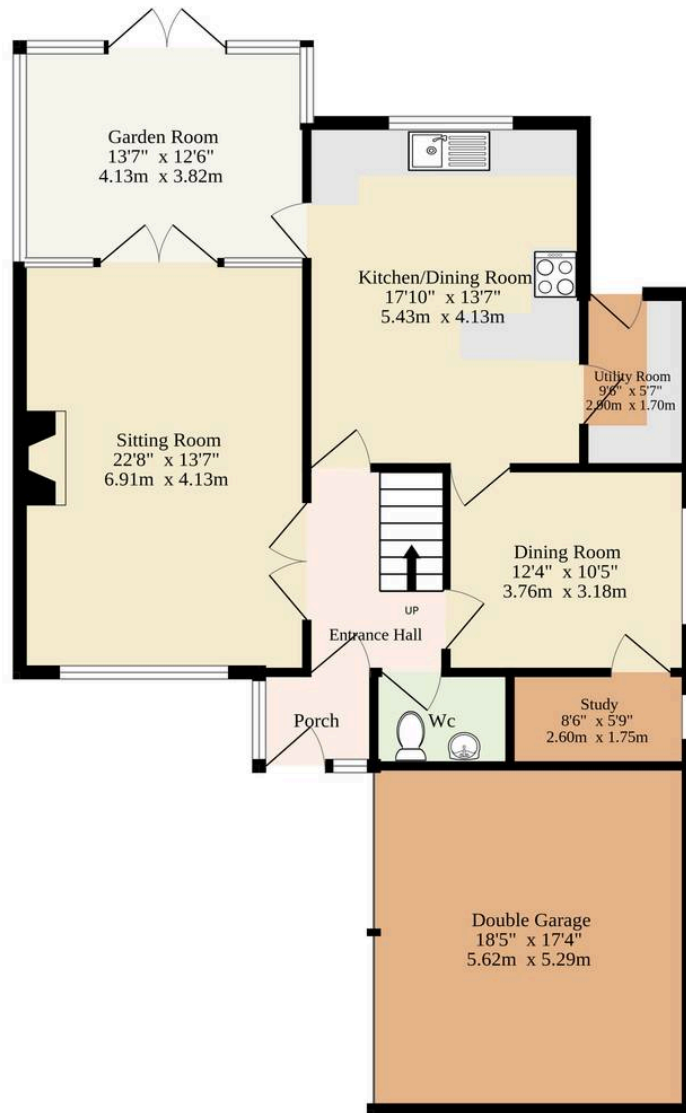
Freehold

Gas boiler located in the utility room

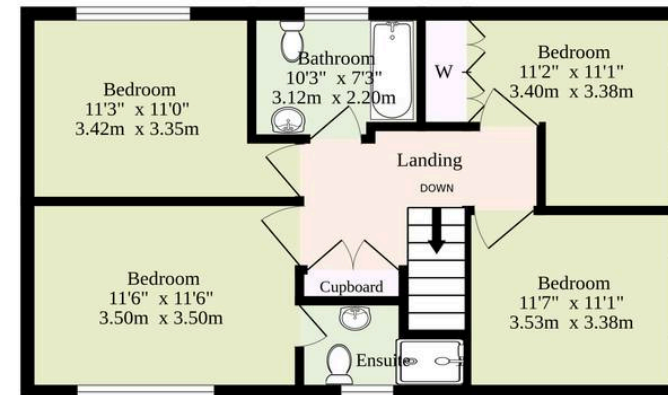


M&B

Ground Floor  
1361 sq.ft. (126.4 sq.m.) approx.



1st Floor  
732 sq.ft. (68.0 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2093 sq.ft. (194.4 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.  
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