



197 Victoria Road, Oulton Broad, Lowestoft

Lowestoft

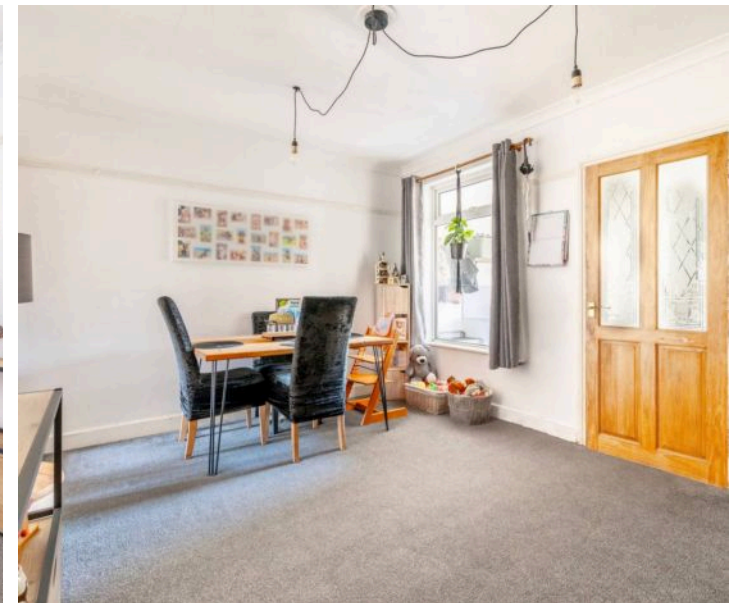


Minors & Brady

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Lowestoft

Enjoy a lifestyle of comfort and convenience with this beautifully presented bay-fronted mid-terrace home in the highly desirable Oulton Broad. Designed for modern living, it showcases two inviting reception rooms, a stylish kitchen with utility, and a versatile layout offering three bedrooms. Outside, enjoy a private garden with a charming patio and a spacious studio—perfect as a home office, gym, or creative space—plus the added benefit of a detached garage and off-road parking. All this, just moments from the scenic waterways and vibrant amenities of Oulton Broad.



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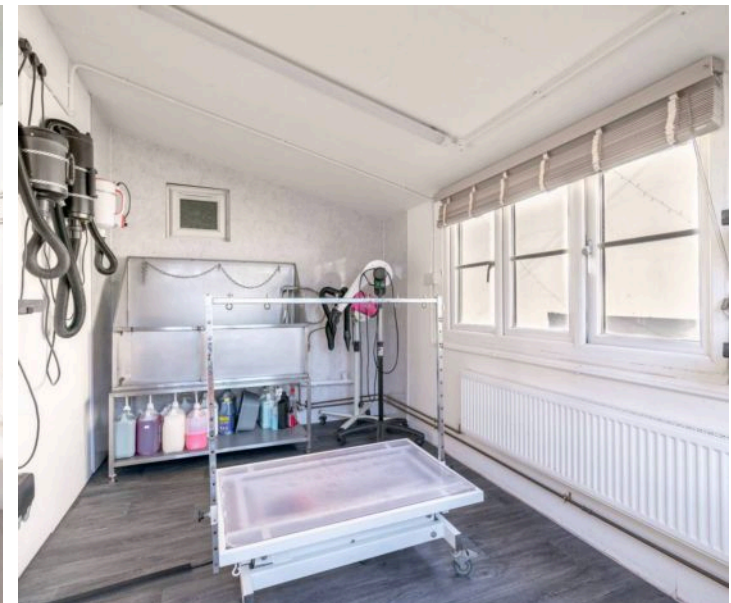


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- Bay-fronted mid-terrace residence positioned in the desirable Oulton Broad
- Two reception rooms inviting relaxation and entertaining
- Kitchen equipped with modern cabinetry, an integrated oven, space for a dishwasher and a fridge/freezer, complemented by a functional utility room
- Ground floor family bathroom, with a separate WC for convenience
- Three bedrooms offering comfort and privacy, with the flexibility to have a home office, a dressing room or a nursery
- A spacious garden studio that is perfect for business use, or alternatively a home gym or a dedicated space for hobbies
- A private, well-maintained garden featuring a patio for seating arrangements and a laid to lawn
- A detached garage for storage options and off-road parking for two vehicles
- Close to local shops, schools for all ages, the scenic broads, healthcare facilities and transport links



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Location

Victoria Road is situated in the sought-after Oulton Broad area of Lowestoft, known for its blend of residential charm and excellent local amenities. Just a short walk away, residents will find a range of everyday conveniences, including small convenience stores, independent shops, and takeaways, with larger supermarkets and retail parks located a few minutes' drive away on the outskirts of Lowestoft. Families benefit from good schooling options nearby, such as Dell Primary School and East Point Academy, with further education available at Lowestoft Sixth Form College and East Coast College.

Healthcare needs are well catered for, with Victoria Road Surgery within walking distance and several dental practices and pharmacies nearby, while the James Paget University Hospital is approximately 15–20 minutes by car. Transport links are excellent; Oulton Broad South and Oulton Broad North railway stations are both easily accessible, providing direct services to Norwich, Ipswich, and Lowestoft town centre. Regular bus services run along main routes close to Victoria Road, connecting to surrounding suburbs and the town centre, and the A146 and A12 roads offer quick access to Norwich and Great Yarmouth. Oulton Broad itself is famous for its Broads National Park gateway, offering riverside walks, water sports, and leisure facilities all within easy reach.



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From the moment you step into the welcoming entrance hall, you're greeted by a sense of light and space that flows seamlessly throughout the home.

The ground floor flaunts two generously sized reception rooms – a bright sitting room ideal for relaxation and a separate dining room perfectly suited for entertaining family and friends. The kitchen is thoughtfully designed with modern cabinetry, an integrated oven, and dedicated spaces for both a dishwasher and a fridge/freezer. A practical utility room enhances the functionality of the home with plumbing for your washing appliances, while the family bathroom and separate WC add everyday convenience.

Upstairs, three bedrooms offer comfort and privacy. The third bedroom has versatility to accommodate your lifestyle needs – whether you envision a stylish dressing room, a productive home office, or a nursery/playroom.

Outside, the private garden is beautifully maintained, it features a paved patio for alfresco dining and a laid to lawn for outdoor enjoyment. At the rear, a spacious garden studio provides incredible flexibility – ideal for a home-based business, a personal gym, or a creative hobby space. Additional benefits include a detached garage for extra storage and off-road parking for two vehicles.

Situated in the heart of Oulton Broad, with its vibrant community, scenic waterways, and convenient local amenities, this home promises a lifestyle where comfort meets convenience in a truly desirable setting.



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Sqft Includes The Garage

TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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